CR03477-2025

SECURITIES AND EXCHANGE COMMISSION

SEC FORM 17-Q

QUARTERLY REPORT PURSUANT TO SECTION 17 OF THE SECURITIES REGULATION CODE AND SRC RULE 17(2)(b) THEREUNDER

1. For the quarterly period ended
   Mar 31, 2025
2. SEC Identification Number
   15393
3. BIR Tax Identification No.
   000-463-069-000
4. Exact name of issuer as specified in its charter
   House of Investments, Inc.
5. Province, country or other jurisdiction of incorporation or organization
   Makati City, Metro Manila, Philippines
6. Industry Classification Code(SEC Use Only)

7. Address of principal office
   9th Floor Grepalife Building 219 Sen. Gil Puyat Ave. Makati City
   Postal Code
   1200
8. Issuer's telephone number, including area code
   0918 992 9186
9. Former name or former address, and former fiscal year, if changed since last report
   Not Applicable
10. Securities registered pursuant to Sections 8 and 12 of the SRC or Sections 4 and 8 of the RSA

Title of Each Class	Number of Shares of Common Stock Outstanding and Amount of Debt Outstanding
Common Shares	1,469,302,230

11. Are any or all of registrant's securities listed on a Stock Exchange?
    (●) Yes ( ) No
    If yes, state the name of such stock exchange and the classes of securities listed therein:
    Common
12. Indicate by check mark whether the registrant:

(a) has filed all reports required to be filed by Section 17 of the SRC and SRC Rule 17 thereunder or Sections 11 of the RSA and RSA Rule 11(a)-1 thereunder, and Sections 26 and 141 of the

Corporation Code of the Philippines, during the preceding twelve (12) months (or for such shorter period that the registrant was required to file such reports)

(•) Yes ( ) No

(b) has been subject to such filing requirements for the past ninety (90) days

(•) Yes ( ) No

The Exchange does not warrant and holds no responsibility for the veracity of the facts and representations contained in all corporate disclosures, including financial reports. All data contained herein are prepared and submitted by the disclosing party to the Exchange, and are disseminated solely for purposes of information. Any questions on the data contained herein should be addressed directly to the Corporate Information Officer of the disclosing party.

HOUSE OF INVESTMENTS

House of Investments, Inc.
HI

PSE Disclosure Form 17-2 - Quarterly Report
References: SRC Rule 17 and
Sections 17.2 and 17.8 of the Revised Disclosure Rules

For the period ended	Mar 31, 2025
Currency (indicate units, if applicable)	PHP

Balance Sheet

	Period Ended	Fiscal Year Ended (Audited)
	Mar 31, 2025	Dec 31, 2024
Current Assets	82,213,870,151	84,681,008,868
Total Assets	166,103,533,805	167,596,558,405
Current Liabilities	88,584,899,941	91,569,298,494
Total Liabilities	111,662,774,810	114,722,649,084
Retained Earnings/(Deficit)	14,160,049,609	13,513,200,762
Stockholders' Equity	54,440,758,995	52,873,909,321
Stockholders' Equity - Parent	34,116,863,422	33,117,241,280
Book Value per Share	37.05	35.99

Income Statement

	Current Year (3 Months)	Previous Year (3 Months)	Current Year-To-Date	Previous Year-To-Date
Gross Revenue	9,017,016,855	11,304,407,481	9,017,016,855	11,304,407,481
Gross Expense	6,575,384,785	9,000,287,346	6,575,384,785	9,000,287,346
Non-Operating Income	236,418,073	(206,925,507)	236,418,073	(206,925,507)
Non-Operating Expense	1,347,489,059	1,268,651,020	1,347,489,059	1,268,651,020

Income/(Loss) Before Tax	1,330,561,084	828,543,608	1,330,561,084	828,543,608
Income Tax Expense	242,269,958	151,982,667	242,269,958	151,982,667
Net Income/(Loss) After Tax	1,088,291,126	676,560,941	1,088,291,126	676,560,941
Net Income Attributable to Parent Equity Holder	646,848,847	245,565,537	646,848,847	245,565,537
Earnings/(Loss) Per Share (Basic)	0.44	0.17	0.44	0.17
Earnings/(Loss) Per Share (Diluted)	0.44	0.17	0.44	0.17

	Current Year (Trailing 12 months)	Previous Year (Trailing 12 months)
Earnings/(Loss) Per Share (Basic)	1.21	0.47
Earnings/(Loss) Per Share (Diluted)	1.21	0.47

Other Relevant Information
Please see attached 17-Q Report.

Filed on behalf by:

Name	Ma. Teresa Bautista
Designation	Vice President - Controller

Gmail

Sharon Fabi <hisofabi@gmail.com>

SEC eFast Initial Acceptance

noreply-cifssost@sec.gov.ph <noreply-cifssost@sec.gov.ph> Thu, May 15, 2025 at 10:41 AM

Greetings!

SEC Registration No: 0000015393
Company Name: HOUSE OF INVESTMENTS, INC.
Document Code: SEC_Form_17-Q

This serves as temporary receipt of your submission.
Subject to verification of form and quality of files of the submitted report.
Another email will be sent as proof of review and acceptance.

Thank you.

REMINDER: TO ALL FILERS OF REPORTS IN THE e-FAST Please strictly follow the instruction stated in the form. Filings not in accordance with the prescribed template for the following reports will be automatically reverted by the system to the filer. 1. General Information Sheet (GIS-Stock) 2. General Information Sheet (GIS-Non-stock) 3. General Information Sheet (GIS- Foreign stock & non-stock) 4. Broker Dealer Financial Statements (BDFS) 5. Financing Company Financial Statements (FCFS) 6. Investment Houses Financial Statements (IHFS) 7. Publicly – Held Company Financial Statement 8. General Form for Financial Statements 9. Financing Companies Interim Financial Statements (FCIF) 10. Lending Companies Interim Financial Statements (LCIF) Per Section 18 of SEC Memorandum Circular No. 3 series of 2021, the reckoning date of receipt of reports is the date the report was initially submitted to the eFast, if the filed report is compliant with the existing requirements. A report, which was reverted or rejected, is considered not filed or not received. A notification will be sent to the filer, stating the reason for the reports rejection in the remarks box.

SECURITIES AND EXCHANGE COMMISSION
SEC Headquarters, 7907 Makati Avenue,
Salcedo Village, Barangay Bel-Air, Makati City,
1209, Metro Manila, Philippines

THIS IS AN AUTOMATED MESSAGE - PLEASE DO NOT REPLY DIRECTLY TO THIS EMAIL

COVER SHEET

SEC Registration Number

1	5	3	9	3							

COMPANY NAME

HOUSE OF INVESTMENTS, INC. AND SUBSIDIARIES

PRINCIPAL OFFICE *(No. / Street / Barangay / City / Town / Province)*

9th Floor, Grepalife Building, 221 Sen. Gil J. Puyat Avenue, Makati City, Metro Manila

Form Type	Department requiring the report	Secondary License Type, If Applicable
17-Q	CRMD	N/A

COMPANY INFORMATION

Company's Email Address	Company's Telephone Number	Mobile Number
compliance@hoi.com.ph	**8815-9636 to 38**	**N/A**

No. of Stockholders	Annual Meeting (Month / Day)	Fiscal Year (Month / Day)
367	**August 8**	**December 31**

CONTACT PERSON INFORMATION

The designated contact person ***MUST*** be an Officer of the Corporation

Name of Contact Person	Email Address	Telephone Number/s	Mobile Number
Maria Teresa T. Bautista	**mtbautista@hoi.com.ph**	**8815-9636**	**N/A**

CONTACT PERSON's ADDRESS

9th Floor, Grepalife Building, 221 Sen. Gil J. Puyat Avenue, Makati City, Metro Manila

NOTE 1 : *In case of death, resignation or cessation of office of the officer designated as contact person, such incident shall be reported to the Commission within thirty (30) calendar days from the occurrence thereof with information and complete contact details of the new contact person designated.*

2 : *All Boxes must be properly and completely filled-up. Failure to do so shall cause the delay in updating the corporation's records with the Commission and/or non-receipt of Notice of Deficiencies. Further, non-receipt of Notice of Deficiencies shall not excuse the corporation from liability for its deficiencies.*

SECURITIES AND EXCHANGE COMMISSION

SEC FORM 17 – Q
QUARTERLY REPORT PURSUANT TO SECTION 17 OF THE SECURITIES REGULATION CODE
AND SRC RULE 17(2)-(B) THEREUNDER

1. For the quarterly period ended March 31, 2025

2. SEC Identification Number 15393

3. BIR Tax Identification No. 000-463-069-000

4. Exact name of registrant as specified in its charter: HOUSE OF INVESTMENTS, INC.

5. Makati City, Philippines
Province, Country or other jurisdiction of incorporation or organization

6. /____/ (SEC Use Only)
Industry Classification Code:

7. 9th Floor, Grepalife Building, 221 Sen. Gil J. Puyat Avenue, Makati City — 1200
Address of principal office — Postal Code

+63 (2) 8940320; +63 (2) 8134537
Issuer's telephone number, including area code

9. Not Applicable
Former name, or former address, if changed.

10. Securities registered pursuant to Sections 8 and 12 of the Code, or Section 4 and 8 of RSA

Title of Each Class	Number of Shares of Common Stock Outstanding and Amount of Debt Outstanding
Common Stock, P1.50 par value	1,469,302,230 shares of common stock
Preferred Stock, P0.40 par value	0 shares of preferred stock

Amount of debt as of March 31, 2025 No debt registered pursuant to Section 4 and 8 of the RSA

11. Are any or all of these securities listed on the Stock Exchange.

Yes (X) No ( )
The common stock is listed in the Philippine Stock Exchange

12. Check whether the registrant:

(a) has filled all reports required to be filed by Section 17 of the SRC and SRC Rule 17.1 thereunder or Section 11 of the RSA and RSA 11(a)-1 thereunder, and Sections 26 and 141 of the Corporation Code of the Philippines during the preceding 12 months (or for such shorter period that the registrant was required to file such reports):

Yes (X) No ( )

(b) has been subject to such filing requirements for the past 90 days.
Yes (X) No ( )

TABLE OF CONTENTS

	Page No.
PART 1 – FINANCIAL INFORMATION	
Item 1. Financial Statements • Consolidated Statements of Financial Position as of March 31, 2024 (Unaudited) and December 31, 2024 (Audited) • Unaudited Consolidated Statements of Income for the Quarters Ended March 31, 2025, 2024 and 2023 • Unaudited Consolidated Statements of Comprehensive Income for the Quarters Ended March 31, 2025, 2024 and 2023 • Unaudited Consolidated Statements of Changes in Stockholders' Equity for Quarters March 31, 2025, 2024 and 2023 • Unaudited Consolidated Statements of Cash Flows for the Quarters Ended March 31, 2025, 2024 and 2023 • Notes to Consolidated Financial Statements	Exhibit 1 (Pages 8-81)
Item 2. Management's Discussion and Analysis of Financial Condition and Results of Operations	1-6
PART II – OTHER INFORMATION	
Item 3. Q1 2025 Developments	7
Item 4. Supplementary Information and Disclosures Required on SRC Rule 68 and 68.1	82-86
Aging of Accounts Receivable	87
Signature	88

PART I – FINANCIAL INFORMATION

Item 1. Financial Statements

The interim consolidated financial statements of House of Investments, Inc. and Subsidiaries as of March 31, 2025 with comparative figures for the periods ended December 31, 2024 and March 31, 2024 and Schedule of Aging of Accounts Receivable are incorporated by reference as **Exhibit 1**.

Item 2. Management's Discussion and Analysis of Financial Condition and Results of Operations.

(i) Any known trends or any known demands, commitments, events or uncertainties that will result in or that are reasonably likely to result in the registrant's liquidity increasing or decreasing in any material way.

Are there any known trends or any known demands, commitments, events or uncertainties that will result in or that are reasonably likely to result in the registrant's liquidity increasing or decreasing in any material way.	None
Does the registrant currently have, or anticipates having within the next twelve (12) months, any cash flow or liquidity problems?	No
Is the registrant in default or breach of any note, loan, lease or other indebtedness or financing arrangement requiring it to make payments?	No
Has there been a significant amount of the registrant's trade payables have not been paid within the stated trade terms?	None
Describe internal and external sources of liquidity, and briefly discuss any sources of liquid assets used.	The Group depends on both internal and external sources of funds.

(ii) Any events that will trigger direct or contingent financial obligation that is material to the company, including any default or acceleration of an obligation;

None.

(iii) Any material off-balance sheet transactions, arrangements, obligations (including contingent obligations), and other relationships of the company with unconsolidated entities or other persons created during the reporting period.

None.

(iv) Any material commitments for capital expenditures, the general purpose of such commitments, and the expected sources of funds for such expenditures should be described;

San Lorenzo Ruiz Investment Holdings and Services, Inc. is redeveloping a property along Sen. Gil J. Puyat Avenue in Makati into a mix-use commercial complex through a joint venture with Sojitz Corporation of Japan. The estimated development cost is P9.3 billion.

Except for SLR's development project, there are no other material commitment on capital expenditures other than those performed in ordinary course of business.

(v) Any known trends, events or uncertainties that have had or that are reasonably expected to have a material favorable or unfavorable impact on net sales or revenues or income from continuing operations should be described. If the registrant knows of events that will cause material change in the relationship between costs and revenues (such as known future increases in cost of labor or materials or price increases or inventory adjustments), the change in the relationship shall be disclosed.

None.

(vi) Any significant elements of income or loss that did not arise from the registrant's continuing operations;

None.

(vii) The causes for any material change from period to period which shall include vertical and horizontal analyses of any material item; The term "material" in this section shall refer to changes or items amounting to five percent (5%) of the relevant accounts or such lower amount, which the registrant deems material on the basis of other factors.

Results of Operations

	Period Ended March 31				
	2025	2024	2023	% Change	% to Revenues
REVENUES	**9,017,016,855**	11,304,407,481	2,878,908,886	(20.2)%	100.0%
COSTS OF SALES AND SERVICES	**6,575,384,785**	9,000,287,346	2,036,781,305	(26.9)%	72.9%
GROSS PROFIT	**2,441,632,070**	2,304,120,135	842,127,581	6.0%	27.1%
GENERAL AND ADMINISTRATIVE EXPENSE	**(1,200,897,373)**	(1,150,898,983)	(416,563,972)	4.3%	(13.3)%
OTHER INCOME	**88,702,065**	(187,119,753)	50,148,935	(147.4)%	1.0%
EQUITY IN NET EARNINGS OF ASSOCIATES	**147,716,008**	(19,805,754)	113,170,372	(845.8)%	1.6%
INTEREST AND FINANCE CHARGES	**(146,591,686)**	(117,752,037)	(151,199,725)	24.5%	(1.6)%
INCOME BEFORE INCOME TAX FROM CONTINUING OPERATIONS	**1,330,561,084**	828,543,608	437,683,191	60.6%	14.8%
PROVISION FOR INCOME TAX	**(242,269,958)**	(151,982,667)	(21,473,630)	59.4%	(2.7)%
NET INCOME (LOSS) FROM CONTINUING OPERATIONS	**1,088,291,126**	676,560,941	416,209,561	60.9%	12.1%
Deconsolidated Operations					
NET INCOME (LOSS) FROM DECONSOLIDATED OPERATIONS	-	-	(482,157,045)	0.0%	0.0%
NET INCOME (LOSS)	**1,088,291,126**	676,560,941	(65,947,484)	60.9%	12.1%

The Group closed the period with a net income of P1.09 billion, a significant increase from the P0.68 billion reported in the same period last year, primarily driven by strong performance from the financial services and education sectors.

The decline in consolidated revenues and cost of services was largely due to lower investment income and higher claims and losses, respectively, from the financial services sector.

The increase in general and administrative expenses was mainly attributable to higher (1) personnel-related costs; (2); depreciation expenses and (3); provision for probable losses on receivables.

In contrast, last year's other income included a remeasurement loss related to the reclassification of an investment to a financial asset at FVOCI.

Equity in net earnings rose significantly, reflecting income recognized this year compared to losses incurred by an affiliate in the automotive sector last year.

Interest and finance charges increased due to interest expenses incurred by the property sector in financing its property acquisitions.

Finally, the rise in the provision for income tax was largely driven by the higher income contribution from the financial services sector.

Financial Position

	Mar-2025	Dec-2024	Change (₱)	% Change	% to Assets
ASSETS					
Current Assets					
Cash and cash equivalents	**5,559,408,757**	8,293,005,389	(2,733,596,632)	-33.0%	3.3%
Receivables	**11,100,668,671**	11,262,666,490	(161,997,819)	-1.4%	6.7%
Segregated fund assets	**43,356,699,646**	42,142,462,815	1,214,236,831	2.9%	26.1%
Reinsurance Assets	**17,262,813,302**	18,355,961,194	(1,093,147,892)	-6.0%	10.4%
Inventories	**446,871,964**	398,314,089	48,557,875	12.2%	0.3%
Loans receivable	**1,971,161,466**	2,059,584,359	(88,422,893)	-4.3%	1.2%
Receivable from related parties	**2,883,668**	4,534,187	(1,650,519)	-36.4%	0.0%
Prepaid expenses and other current assets	**2,513,362,677**	2,164,480,345	348,882,332	16.1%	1.5%
Total Current Assets	**82,213,870,151**	84,681,008,868	(2,467,138,717)	-2.9%	49.5%
Non-Current Assets					
Financial assets at fair value through other comprehensive income (FVOCI)	**25,678,147,069**	25,550,142,935	128,004,134	0.5%	15.5%
Financial assets at fair value through profit or loss (FVTPL)	**8,268,325,297**	7,903,390,740	364,934,557	4.6%	5.0%
Investment securities at amortized cost	**4,369,172,628**	4,379,302,139	(10,129,511)	-0.2%	2.6%
Investments in associates and joint ventures	**5,061,660,846**	4,874,309,874	187,350,972	3.8%	3.0%
Property and Equipment					
At revalued amount	**15,015,152,509**	15,015,152,509	-	0.0%	9.0%
At cost	**9,350,107,257**	9,037,246,462	312,860,795	3.5%	5.6%
Investment properties	**12,373,209,851**	12,395,384,044	(22,174,193)	-0.2%	7.4%
Deferred tax assets - net	**983,417,297**	980,138,114	3,279,183	0.3%	0.6%
Right of use assets	**578,435,397**	610,840,289	(32,404,892)	-5.3%	0.3%
Goodwill	**176,176,264**	176,176,264	-	0.0%	0.1%
Retirement Asset	**147,337,007**	147,337,007	-	0.0%	0.1%
Deferred acquisition costs	**537,762,701**	527,720,153	10,042,548	1.9%	0.3%
Other noncurrent assets - net	**1,350,759,531**	1,318,409,007	32,350,524	2.5%	0.8%
Total Noncurrent Assets	**83,889,663,654**	82,915,549,537	974,114,117	1%	50.5%
	166,103,533,805	167,596,558,405	(1,493,024,600)	-0.9%	100.0%

The Group’s total consolidated assets stood at P166.10 billion as of the period.

Total current assets declined from P84.68 billion to P82.21 billion. The decrease in cash and cash equivalents was mainly due to payments of claims and reinsurance premiums. Receivables primarily consist of loans and unpaid premiums of the financial services sector. Segregated fund assets increased, reflecting the surrender value of unit-linked policies under the financial services sector. The decrease in reinsurance assets was due to collections from reinsurance companies. Inventories rose due to higher unit pull-outs. Receivables from related parties declined as a result of collections during the period. Meanwhile, prepaid expenses and other current assets increased, primarily due to the receipt of additional tax certificates.

Total noncurrent assets increased from P82.92 billion to P83.89 billion. The increase in FVOCI and FVTPL financial assets was mainly due to additional acquisitions of debt securities by the financial services sector, along with fair value gains. The decline in investment securities at amortized cost was attributed to disposals made by the financial services segment. Investments in associates and joint ventures rose, reflecting the equity earnings from an affiliate in the automotive sector. Right-of-use assets decreased due to amortization over the period. Deferred acquisition costs represent commissions and other expenses related to the issuance and renewal of insurance contracts by the Group’s non-life insurance company.

	Mar-2025	Dec-2024	Change (₱)	% Change	% to Assets
LIABILITIES and EQUITY					
Current Liabilities					
Accounts payable and other current liabilities	**8,520,016,520**	9,883,117,824	(1,363,101,304)	-13.8%	5.1%
Loans payable	**5,904,313,000**	5,635,000,000	269,313,000	4.8%	3.6%
Segregated fund liabilities	**43,356,699,646**	42,142,462,815	1,214,236,831	2.9%	26.1%
Current portion of long term debt	**24,430,200**	32,573,600	(8,143,400)	-25.0%	0.0%
Current portion of contract liabilities	**606,450,933**	1,464,893,638	(858,442,705)	-58.6%	0.4%
Current portion of insurance contract liabilties	**29,504,062,065**	31,956,515,864	(2,452,453,799)	-7.7%	17.8%
Current portion of lease liability	**207,931,786**	167,708,899	40,222,887	24.0%	0.1%
Income tax payable	**298,776,691**	139,014,263	159,762,428	114.9%	0.2%
Due to related parties	**162,219,100**	148,011,591	14,207,509	9.6%	0.1%
Total Current Liabilities	**88,584,899,941**	91,569,298,494	(2,984,398,553)	-3.3%	53.3%
Noncurrent Liabilities					
Long-term debt - noncurrent portion	**2,684,245,300**	2,682,729,050	1,516,250	0.1%	1.6%
Contract liabilities - noncurrent portion	**121,213,116**	112,250,951	8,962,165	8.0%	0.1%
Insurance contract liabilities - noncurrent portion	**15,662,094,361**	15,747,336,991	(85,242,630)	-0.5%	9.4%
Lease Liability - noncurrent	**489,145,641**	562,687,392	(73,541,751)	-13.1%	0.3%
Deferred tax liabilities	**2,052,282,653**	2,054,583,692	(2,301,039)	-0.1%	1.2%
Retirement liabilities	**859,726,094**	847,990,521	11,735,573	1.4%	0.5%
Deferred reinsurance commissions	**216,081,484**	245,799,378	(29,717,894)	-12.1%	0.1%
Other noncurrent liabilities	**993,086,221**	899,972,615	93,113,606	10.3%	0.6%
Total Noncurrent Liabilities	**23,077,874,870**	23,153,350,590	(75,475,720)	-0.3%	13.9%
Total Liabilities	**111,662,774,812**	114,722,649,084	(3,059,874,273)	-2.7%	67.2%
Equity					
Attributable to equity holders of the Parent Company					
Capital stock					
Preferred stock	-	-	-	N/A	0.0%
Common stock	**2,201,795,746**	2,201,795,746	-	0.0%	1.3%
Additional paid in capital	**14,808,241,606**	14,808,241,606	-	0.0%	8.9%
Deposit for future subscription	-	-	-	N/A	0.0%
Equity reserve on acquisition of noncontrolling interest	**(806,224,306)**	(806,224,306)	-	0.0%	-0.5%
Revaluation increment on land	**3,779,148,385**	3,779,148,385	-	0.0%	2.3%
Cumulative translation adjustment	**43,890,084**	47,177,851	(3,287,767)	-7.0%	0.0%
Changes in fair value of equity investments carried at FVOCI	**(15,079,661)**	(352,644,065)	337,564,404	-95.7%	0.0%
Remeasurement losses on net retirement liability	**(60,355,859)**	(59,802,377)	(553,482)	0.9%	0.0%
Remeasurement on legal policy reserves	**5,397,818**	(13,652,322)	19,050,140	-139.5%	0.0%
Retained Earnings					
Unappropriated	**12,460,049,609**	11,813,200,762	646,848,847	5.5%	7.5%
Appropriated	**1,700,000,000**	1,700,000,000	-	0.0%	1.0%
	34,116,863,422	33,117,241,280	999,622,142	3.0%	20.5%
Noncontrolling interest	**20,323,895,573**	19,756,668,041	567,227,532	2.9%	12.2%
Total Equity	**54,440,758,995**	52,873,909,321	1,566,849,674	3.0%	32.8%
	166,103,533,807	167,596,558,405	(1,493,024,599)	-0.9%	100.0%

Total liabilities decreased from P114.72 billion to P111.66 billion.

Total current liabilities declined from P91.57 billion to P88.58 billion. The Group's borrowings decreased due to settlements made during the period. Contract liabilities, which include unearned tuition fees and unearned lease revenue, declined as the related revenues were recognized. Insurance contract liabilities, comprising unearned premiums, provisions for claims payable, legal policy reserves, and other insurance payables, decreased due to settlement of claims and payment of premiums to reinsurers. The net movement in lease liabilities reflects amortization and payments during the period. The increase in due to related parties pertains to cost billed to a subsidiary under the financial services sector.

Total noncurrent liabilities slightly decreased to P23.08 billion from P23.15 billion. Contract liabilities mainly consist of advances and rental deposits in the property sector. Noncurrent insurance contract liabilities relate to obligations of the life insurance subsidiary that are expected to be settled more than one year from the balance sheet date. Deferred reinsurance commissions represent portions of commissions applicable to the unexpired terms of insurance policies at period-end.

Consolidated equity increased to P54.44 billion from P52.87 billion, while consolidated retained earnings rose from P13.51 billion to P14.16 billion, reflecting the Group's higher net income for the period.

(viii) Any seasonal aspects that had a material effect on the financial condition or results of operations.

During summer and enrollment period, the school operations undergo a material change. For the purposes of this discussion, the summer period occurs two months from May to June or June to July of every year depending on each school's academic calendar.

During the summer term, student enrollment drops significantly because the majority of matriculating students go on break. Therefore, there is a seasonal shift in revenues as enrolment drops in the summer term. Despite the lower revenue during the summer term and enrollment period, the schools continue to carry the same periodic fixed costs resulting to lower net profits during the school summer period.

Financial Soundness Indicators

The company's top 11 key performance indicators as of the end of March 31, 2025 compared to March 31, 2024 and to December 31, 2024 are as follows:

Financial ratios		**Unaudited 31-Mar-25**	Unaudited 31-Mar-24	Audited 31-Dec-24
Current ratio Indicates the Group's ability to pay short-term obligations	Current Assets / Current Liabilities	**0.93:1**	1.00:1	0.92:1
Solvency Ratio Shows how likely a company will be to continue meeting its debt obligations	Net Income + Depreciation / Total Liabilities	**0.01:1**	0.01:1	0.03:1
Debt-to-equity ratio Measures the Group's leverage	Total Debt / Equity	**2.05:1**	2.20:1	2.17:1
Asset to Equity Ratio Shows how the company's leverage (debt) was used to finance the firm	Total Assets / Equity	**3.05:1**	3.10:1	3.17:1
Interest Rate Coverage Shows how easily a company can pay interest on outstanding debt	EBIT / Interest Expense	**10.08:1**	8.04:1	6.21:1
Return on Average Stockholders' Equity Reflects how much the Group's has earned on the funds invested by the stockholders	Net Income / Average Equity	**2.03%**	1.35%	5.20%

Return on Assets Measure the ability to utilize the Group's assets to create profits	Net Income / Total Assets	**0.65%**	0.43%	1.60%
Net Profit Margin Shows how much profit is made for every peso of revenue	Net Income / Total Revenues	**12.07%**	6.00%	7.42%
Asset Turnover Shows efficiency of asset used in operations	Total Revenues / Total Assets	**0.05**	0.07	0.22

- Current ratio decreased to 0.93 in March 2025 from 1.0 in March 2024, mainly due to higher obligations incurred by the Group during the period.

- Solvency ratio remained at the same level as last year.

- Debt-to-equity ratio improved to 2.05 from 2.20 in March 2024, driven by increased equity resulting from higher net income.

- Asset to equity ratio slightly dropped to 3.01 from 3.10 in March 2024, reflecting the Group's strong equity position due to higher earnings.

- Interest rate coverage ratio rose to 10.08 times in March 2025, up from 8.04 in March 2024, supported by improved earnings.

- Return on average stockholders' equity increased to 2.03% in March 2025, attributable to higher net income.

- Return on assets (ROA) climbed to 0.65% this quarter, due to the Group's improved profitability.

- Net profit margin rose to12.07%, reflecting stronger bottom-line performance.

- Asset turnover declined to 0.05 times from 0.07 times in March 2024, down from 0.07 times in March 2024, due to lower revenues generated by the financial services sector.

The above-mentioned ratios are applicable to the Group (Parent Company and its subsidiaries) as a whole.

PART II – OTHER INFORMATION

There is no significant information on the company which requires disclosure herein and/or were not included in SEC Form 17-C.

EXHIBIT 1

HOUSE OF INVESTMENTS, INC. and SUBSIDIARIES

Interim Condensed
Unaudited Consolidated Financial Statements

March 31, 2025 and 2024 (Unaudited)
and
December 31, 2024 (Audited)

HOUSE OF INVESTMENTS, INC. AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION

	Unaudited Mar-2025	Audited Dec-2024
ASSETS		
Current Assets		
Cash and cash equivalents (Note 8)	**₱5,559,408,757**	₱8,293,005,389
Receivables (Note 9)	**11,100,668,671**	11,262,666,490
Segregated fund assets (Note 10)	**43,356,699,646**	42,142,462,815
Reinsurance assets (Note 11)	**17,262,813,302**	18,355,961,194
Inventories (Note 12)	**446,871,964**	398,314,089
Loans receivable (Note 13)	**1,971,161,466**	2,059,584,359
Receivables from related parties	**2,883,668**	4,534,187
Prepaid expenses and other current assets (Note 14)	**2,513,362,677**	2,164,480,345
Total Current Assets	**82,213,870,151**	84,681,008,868
Noncurrent Assets		
Equity investments at fair value through other comprehensive income (FVOCI) (Note 15)	**25,678,147,069**	25,550,142,935
Financial assets at fair value through profit or loss (FVTPL) (Note 15)	**8,268,325,297**	7,903,390,740
Investment securities at amortized cost (Note 15)	**4,369,172,628**	4,379,302,139
Investments in associates and joint ventures (Note 16)	**5,061,660,846**	4,874,309,874
Property and equipment (Note 18)		
At revalued amount	**15,015,152,509**	15,015,152,509
At cost	**9,350,107,257**	9,037,246,462
Investment properties (Note 17)	**12,373,209,851**	12,395,384,044
Deferred tax assets – net	**983,417,297**	980,138,114
Right-of-use assets	**578,435,397**	610,840,289
Goodwill (Note 20)	**176,176,264**	176,176,264
Retirement assets	**147,337,007**	147,337,007
Deferred acquisition costs (Note 19)	**537,762,701**	527,720,153
Other noncurrent assets (Note 21)	**1,350,759,531**	1,318,409,007
Total Noncurrent Assets	**83,889,663,654**	82,915,549,537
Total Assets	**₱166,103,533,805**	₱167,596,558,405

LIABILITIES AND EQUITY		
Current Liabilities		
Accounts payable and other current liabilities (Note 22)	**₱8,520,016,520**	₱9,883,117,824
Loans payable (Note 23)	**5,904,313,000**	5,635,000,000
Segregated fund liabilities (Note 10)	**43,356,699,646**	42,142,462,815
Current portion of long-term debt (Note 24)	**24,430,200**	32,573,600
Current portion of contract liabilities (Note 25)	**606,450,933**	1,464,893,638
Insurance contract liabilities - current portion (Note 26)	**29,504,062,065**	31,956,515,864
Current portion of lease liabilities	**207,931,786**	167,708,899
Income tax payable	**298,776,691**	139,014,263
Due to related parties	**162,219,100**	148,011,591
Total Current Liabilities	**88,584,899,941**	91,569,298,494

	Unaudited Mar-2025	Audited Dec-2024
Noncurrent Liabilities		
Long-term debt - net of current portion (Note 24)	**₱2,684,245,300**	₱2,682,729,050
Contract liabilities - net of current portion (Note 25)	**121,213,116**	112,250,951
Insurance contract liabilities - net of current portion (Note 26)	**15,662,094,361**	15,747,336,991
Lease liabilities - net of current portion	**489,145,641**	562,687,392
Deferred tax liabilities – net	**2,052,282,653**	2,054,583,692
Retirement liabilities	**859,726,094**	847,990,521
Deferred reinsurance commissions (Note 19)	**216,081,484**	245,799,378
Other noncurrent liabilities	**993,086,220**	899,972,615
Total Noncurrent Liabilities	**23,077,874,869**	23,153,350,590
Total Liabilities	**₱111,662,774,810**	₱114,722,649,084
Equity		
Common stock (Note 34)	**2,201,795,746**	2,201,795,746
Additional paid-in capital	**14,808,241,606**	14,808,241,606
Equity reserve on acquisition of non-controlling interest	**(806,224,306)**	(806,224,306)
Revaluation increment on land – net	**3,779,148,385**	3,779,148,385
Cumulative translation adjustments	**43,890,084**	47,177,851
Fair value reserve of equity investments at FVOCI	**(15,079,661)**	(352,644,065)
Remeasurement loss on retirement obligation	**(60,355,859)**	(59,802,377)
Remeasurement on legal policy reserves	**5,397,818**	(13,652,322)
Retained earnings (Note 35)		
Unappropriated	**12,460,049,609**	11,813,200,762
Appropriated	**1,700,000,000**	1,700,000,000
	34,116,863,422	33,117,241,280
Non-controlling interests (Note 36)	**20,323,895,573**	19,756,668,041
Total Equity	**54,440,758,995**	52,873,909,321
	₱166,103,533,805	₱167,596,558,405

See accompanying Notes to Consolidated Financial Statements.

HOUSE OF INVESTMENTS, INC. AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF INCOME

	January 1 to March 31		
	2025	2024	2023
Continuing Operations			
REVENUE (Note 27)	**₱9,017,016,855**	₱11,304,407,481	₱2,878,908,886
COSTS OF SALES AND SERVICES (Note 28)	**6,575,384,785**	9,000,287,346	2,036,781,305
GROSS PROFIT (LOSS)	**2,441,632,070**	2,304,120,135	842,127,581
GENERAL AND ADMINISTRATIVE EXPENSES (Note 30)	**(1,200,897,373)**	(1,150,898,983)	(416,563,972)
EQUITY IN NET EARNINGS OF ASSOCIATES AND JOINT VENTURES (Note 16)	**147,716,008**	(19,805,754)	113,170,372
INTEREST AND FINANCE CHARGES (Note 32)	**(146,591,686)**	(117,752,037)	(151,199,725)
OTHER INCOME (LOSS) (Note 29)	**88,702,065**	(187,119,753)	50,148,935
INCOME (LOSS) BEFORE INCOME TAX FROM CONTINUING OPERATIONS	**1,330,561,084**	828,543,608	437,683,191
PROVISION FOR (BENEFIT FROM) INCOME TAX	**(242,269,958)**	(151,982,667)	(21,473,630)
NET INCOME (LOSS) FROM CONTINUING OPERATIONS	**1,088,291,126**	676,560,941	416,209,561
Deconsolidated Operations			
Net Income (Loss) from Deconsolidated Operations (Note 7)	**-**	-	(482,157,045)
NET INCOME (LOSS)	**₱1,088,291,126**	₱676,560,941	(₱65,947,484)
Net income (loss) attributable to:			
Equity holders of the Parent Company	**₱646,848,847**	₱245,565,537	(₱8,018,156)
Non-controlling interests	**441,442,279**	430,995,404	(57,929,328)
	₱1,088,291,126	₱676,560,941	(₱65,947,484)
EARNINGS (LOSS) PER SHARE (Note 33)			
Basic	**₱0.4402**	₱0.1671	(₱0.1387)
Diluted	**₱0.4402**	₱0.1671	(₱0.1387)

See accompanying Notes to Consolidated Financial Statements.

HOUSE OF INVESTMENTS, INC. AND SUBSIDIARIES

CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME

	January 1 to March 31		
	2025	2024	2023
NET INCOME	**₱1,088,291,126**	₱676,560,941	(₱65,947,484)
OTHER COMPREHENSIVE INCOME (LOSS)			
Items to be reclassified to profit or loss in subsequent periods:			
Share in other comprehensive gain (loss) of an associate	**(365,038)**	(4,231,674)	38,528,464
Cumulative translation adjustments	**(4,251,606)**	6,507,080	(30,096,620)
Items not to be reclassified to profit or loss in subsequent periods:			
Changes in fair value of equity investments carried at FVOCI (Note 15)	**524,637,967**	(322,936,788)	4,842,646
Revaluation increment on land	-	-	-
Remeasurement on legal policy reserves	**43,944,959**	18,437,599	-
Remeasurement gain (loss) on net retirement	**(160,395)**	(451,693)	(68,990,466)
Income tax effect	**(85,247,340)**	45,787,802	16,521,220
	478,558,547	(256,887,674)	(39,194,756)
TOTAL COMPREHENSIVE INCOME	**₱1,566,849,673**	₱419,673,267	(₱105,142,240)
Total comprehensive income attributable to:			
Equity holders of the Parent Company	**₱999,622,141**	₱29,309,053	(₱34,141,302)
Non-controlling interests	**567,227,532**	390,364,214	(71,000,938)
	₱1,566,849,673	₱419,673,267	(105,142,240)

HOUSE OF INVESTMENTS, INC. AND SUBSIDIARIES

CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY

FOR THE YEARS ENDED MARCH 31, 2025, 2024 AND 2023

	Common Stock	Additonal paid-in capital	Equity reserve on acquisition of subsidiaries	Revaluation increment - net	Cumulative translation adjustments	Fair value reserve of equity investments at FVOCI	Remeasurement gain (loss) on retirement	Remeasurement on legal policy reserves	Retained Earnings		Subtotal	Noncontrolling interest	Total
									Unappropriated	Appropriated			
BALANCES AT JANUARY 1, 2025	**2,201,795,746**	**14,808,241,606**	**(806,224,306)**	**3,779,148,385**	**47,177,851**	**(352,644,065)**	**(59,802,377)**	**(13,652,322)**	**11,813,200,762**	**1,700,000,000**	**33,117,241,282**	**19,756,668,041**	**52,873,909,323**
Net Income (Loss)									646,848,847		646,848,847	441,442,279	1,088,291,126
Other comprehensive income (loss)	-	-	-	-	(3,287,768)	337,564,404	(553,482)	19,050,140			352,773,294	125,785,253	478,558,547
Total Comprehensive Income (Loss)	-	-	-	-	(3,287,768)	337,564,404	(553,482)	19,050,140	646,848,847	-	999,622,141	567,227,532	1,566,849,673
Dividends to common stockholders	-	-	-	-	-	-	-	-	-	-	-	-	-
Declaration of dividend by a subsidiary	-	-	-	-	-	-	-	-	-	-	-	-	-
Appropriation of Retained Earnings	-	-	-	-	-	-	-	-	-	-	-	-	-
BALANCES AT MARCH 31, 2025	**2,201,795,746**	**14,808,241,606**	**(806,224,306)**	**3,779,148,385**	**43,890,084**	**(15,079,661)**	**(60,355,859)**	**5,397,818**	**12,460,049,609**	**1,700,000,000**	**34,116,863,422**	**20,323,895,573**	**54,440,758,995**

	Common Stock	Additonal paid-in capital	Equity reserve on acquisition of subsidiaries	Revaluation increment - net	Cumulative translation adjustments	Fair value reserve of equity investments at FVOCI	Remeasurement on legal policy reserves	Remeasurement gain (loss) on retirement	Retained Earnings		Subtotal	Noncontrolling interest	Total
									Unappropriated	Appropriated			
BALANCES AT JANUARY 31, 2024	**2,201,795,746**	**14,808,241,606**	**(868,077,101)**	**3,289,823,486**	**46,376,718**	**(47,667,218)**	**-**	**(18,380,971)**	**7,390,657,134**	**5,200,000,000**	**32,002,769,400**	**18,211,850,515**	**50,214,619,914**
Net Income (Loss)									245,565,537		245,565,537	430,995,404	676,560,941
Other comprehensive income (loss)				-	5,252,364	(203,583,509)	7,992,699	(25,918,038)			(216,256,484)	(40,631,190)	(256,887,674)
Total Comprehensive Income (Loss)	-	-	-	-	5,252,364	(203,583,509)	7,992,699	(25,918,038)	245,565,537	-	29,309,053	390,364,214	419,673,267
Reclassification of investment in associates to FVOCI				(75,107,937)	(13,057,311)	80,158,119		32,203,598	(24,196,469)		-		-
Sale of FVOCI Investments									41,589,733		41,589,733		41,589,733
Dividends to common stockholders											-		-
Declaration of dividend by a subsidiary									(415,800,000)		(415,800,000)		(415,800,000)
Appropriation of Retained Earnings											-		-
BALANCES AT MARCH 31, 2024	**2,201,795,746**	**14,808,241,606**	**(868,077,101)**	**3,214,715,549**	**38,571,771**	**(171,092,608)**	**7,992,699**	**(12,095,411)**	**7,237,815,935**	**5,200,000,000**	**31,657,868,186**	**18,602,214,729**	**50,260,082,915**
BALANCES AT JANUARY 1, 2023	**1,162,540,326**	**154,578,328**	**1,932,007,449**	**2,218,473,182**	**352,101,517**	**111,000,523**	**-**	**(14,062,367)**	**4,944,402,862**	**7,505,355,000**	**18,366,396,820**	**17,497,986,436**	**35,864,383,256**
Net Income (Loss)									(8,018,156)		(8,018,156)	(57,929,328)	(65,947,484)
Other comprehensive income (loss)					(16,655,470)	4,375,336		(13,843,012)			(26,123,145)	(13,071,610)	(39,194,756)
Total Comprehensive Income (Loss)	-	-	-	-	(16,655,470)	4,375,336	-	(13,843,012)	(8,018,156)	-	(34,141,301)	(71,000,938)	(105,142,240)
Declaration of dividend by a subsidiary									-		-	(202,499,695)	(202,499,695)
BALANCES AT MARCH 31, 2023	**1,162,540,326**	**154,578,328**	**1,932,007,449**	**2,218,473,182**	**335,446,047**	**115,375,859**	**-**	**(27,905,379)**	**4,936,384,706**	**7,505,355,000**	**18,332,255,519**	**17,224,485,802**	**35,556,741,321**

See accompanying Notes to Consolidated Financial Statements.

HOUSE OF INVESTMENTS, INC. AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF CASH FLOWS

	Quarter Ended March 31		
	2025	2024	2023
CASH FLOWS FROM OPERATING ACTIVITIES			
Income (loss) before income tax	**₱1,330,561,084**	₱828,543,608	₱437,683,191
Adjustments for:			
Depreciation and amortization (Note 32)	**245,694,694**	208,107,004	285,508,318
Interest and finance charges (Note 33)	**146,591,686**	123,570,982	325,664,526
Movements in net retirement liabilities	**11,182,091**	19,930,359	19,291,707
Market gain on financial asset at fair value through profit or loss (FVPL)	**(571,407)**	(116,094,022)	–
Dividend income (Note 30)	**(337,285)**	(40,869,381)	(51,700)
Unrealized foreign exchange loss (gain) (Note 30)	**797,902**	(90,316,040)	2,234,429
Interest income (Note 30)	**(37,107,472)**	(455,087,272)	(35,437,934)
Loss from reclassification of investments	**–**	245,052,123	–
Provision (Recovery) of probable losses	**(33,951,812)**	17,013,903	5,600,709
Gain on sale of:			
Investment properties (Note 30)	**(2,692,000)**	–	–
Property and equipment (Note 30)	**(1,277,514)**	(6,092,241)	–
Equity in net earnings of associates and joint venture (Note 17)	**(147,716,008)**	19,805,754	(113,170,372)
Deconsolidated operations – net (Note 7)	**–**	–	(524,069,511)
Operating income (loss) before working capital changes	**1,511,173,959**	753,564,777	403,253,363
Changes in operating assets and liabilities:			
Decrease (increase) in:			
Receivables	**250,420,713**	(94,325,503)	(479,978,782)
Contract assets	**–**	–	(167,037,291)
Inventories	**(48,557,875)**	(7,950,375)	(219,207,697)
Reinsurance assets	**1,093,147,892**	–	–
Prepaid expenses and other current assets	**(348,882,332)**	(314,335,434)	(216,596,374)
Increase (decrease) in:			
Accounts payable and other current liabilities	**(734,097,772)**	(84,198,352)	632,475,825
Contract liabilities	**(849,480,540)**	(310,758,452)	269,811,879
Insurance contracts	**(2,537,696,429)**	(289,786,430)	–
Other noncurrent liabilities	**63,395,712**	198,174,235	24,643,879
Net cash generated from (used in) operations	**(1,600,576,672)**	(149,615,534)	247,364,802
Interest received	**75,233,926**	57,595,586	17,073,183
Income tax	**(24,703,709)**	(115,511,079)	(289,263,601)
Interest and finance charges paid (Note 33)	**(146,591,686)**	(178,154,809)	(31,322,579)
Net cash flows used in operating activities	**(1,696,638,141)**	(385,685,836)	(56,148,195)

(Forward)

	Quarter Ended March 31		
	2025	2024	2023
CASH FLOWS FROM INVESTING ACTIVITIES			
Changes in other noncurrent assets	**(₱131,894,994)**	₱141,121,853	(₱1,345,664,998)
Proceeds from sale of:			
Property and equipment	**1,277,514**	51,277,347	–
Investment in subsidiary	–	–	–
Sale of investment in associates (held for sale)	–	337,378,019	–
Investment properties	**220,000**	–	–
Financial assets at FVTPL, FVOCI and Amortized costs	**1,506,577,261**	112,459,337	759,087
Dividends received	**(8,004,463)**	9,065,942	76,767,869
Acquisitions of:			
Computer software (Note 22)	**(3,293,519)**	(8,085,744)	(9,574,436)
Financial assets at FVTPL, FVOCI and Amortized costs	**(1,652,473,023)**	(1,799,527,519)	–
Investment in AFS	–	–	–
Investment in associates (Note 17)	**(40,000,000)**	(21,367,280)	–
Investment in subsidiary	–	–	
Property and equipment	**(314,138,309)**	(350,426,679)	(605,370,773)
Investments properties (Note 15)	**(633,638,330)**	(558,800)	(50,544,994)
Net cash flows provided by (used in) investing activities	**(1,275,367,863)**	(1,528,663,524)	(1,933,628,245)
CASH FLOWS FROM FINANCING ACTIVITIES			
Proceeds from:			
Loans payable (Note 24)	**1,365,813,000**	203,000,000	3,431,408,437
Long-term debt - inclusive of transaction costs (Note 25)	**1,516,250**	1,516,250	6,764,944
Proceeds from deposit for future subscription	–	–	–
Receipts (disbursements) from related party transactions	**15,858,028**	72,030,205	16,127,620
Changes in non-controlling interests	–	390,364,215	(273,500,634)
Payments of:			
Lease Liability	**(33,318,864)**	4,842,179	(42,630,867)
Dividends paid	**(6,017,740)**	–	–
Loans payable (Note 24)	**(1,096,500,000)**	(598,142,021)	(1,566,408,437)
Long-term debt (Note 25)	**(8,143,400)**	(8,143,400)	(802,713,770)
Net cash flows provided by financing activities	**239,207,274**	65,467,428	769,047,293
EFFECTS OF EXCHANGE RATE CHANGES ON CASH AND CASH EQUIVALENTS	**(797,902)**	90,316,040	(2,234,429)
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	**(2,733,596,632)**	(1,758,565,890)	(1,222,963,579)
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	**8,293,005,389**	6,633,047,805	6,630,467,357
CASH AND CASH EQUIVALENTS AT END OF YEAR (Note 8)	**₱5,559,408,757**	₱4,874,481,915	₱5,407,503,778

See accompanying Notes to Consolidated Financial Statements.

HOUSE OF INVESTMENTS, INC. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

1. Corporate Information and Authorization for Issuance of Consolidated Financial Statements

Corporate Information

House of Investments, Inc. (the Parent Company) is a stock corporation incorporated under the laws of the Republic of the Philippines on May 21, 1959. As per Section 11 of Revised Corporation Code (RCC) enacted in 2020, a corporation shall have perpetual existence unless its articles of incorporation provide otherwise. Further explained in Securities and Exchange Commission (SEC) Memorandum Circular No. 22 Series of 2020, "the corporate term of a corporation with certificate of incorporation issued prior to the effectivity of the RCC and which continue to exist, shall be deemed perpetual upon the effectivity of the RCC, without any action on the part of the corporation." Thus, there is no need to amend or extend Parent Company's corporate life as it already enjoys perpetual existence.

The Parent Company undertook a portfolio realignment with a bias for recurring income and growth in 2023. As a result, the core business focus of the Company is organized into four segments, namely: Financial Services, Property and Property Services, Education and Automotive. The Company's portfolio investments are in, Energy, Healthcare, Deathcare and Construction. On May 31, 2024, the Board of Directors (BOD) approved the infusion of additional capital of ₱90.0 million and the consolidation of the automotive business of the Parent Company into HI Cars, Inc. through the assignment of assets and liabilities effective July 1, 2024.

The Parent Company's common stock was listed with the Philippine Stock Exchange (PSE) on July 2, 1962, the Parent Company's initial public offering. The Parent Company's shares of stock are currently traded at the PSE. The ultimate parent company of the Group is Pan Malayan Management and Investment Corporation (PMMIC), a domestic corporation.

The registered office address and principal place of business of the Parent Company is at 9th Floor, Grepalife Building, 221 Sen. Gil J. Puyat Avenue, Makati City, Metro Manila.

2. Basis of Preparation and Statement of Compliance

Basis of Preparation

The consolidated financial statements of the Group have been prepared under the historical cost basis, except for land, which is carried at revalued amount and financial assets at FVTPL, included as part of "Prepaid expenses and other current assets," and FVOCI which are measured at fair value. The accompanying consolidated financial statements are presented in Philippine Peso (Php, ₱), which is also the Parent Company's functional currency. Except as indicated, all amounts are rounded off to the nearest peso.

Statement of Compliance

The consolidated financial statements have been prepared in compliance with Philippine Financial Reporting Standards (PFRS) Accounting Standards.

Basis of Consolidation

The consolidated financial statements include the Parent Company and the following subsidiaries:

	Place of Incorporation	Nature of Business	Functional Currency	Percentage of Ownership Mar 2025 Direct	Mar 2025 Indirect	Dec 2024 Direct	Dec 2024 Indirect
Investment Managers, Inc. (IMI)	Philippines	Insurance agent, financing, trading and real estate	Philippine Peso	**100.00**	**–**	100.00	–
Landev Corporation	Philippines	Property management	Philippine Peso	**100.00**	**–**	100.00	–
San Lorenzo Ruiz Investment Holdings and Services Inc. (SLRHSI)	Philippines	Holding company	Philippine Peso	**60.00**	**–**	60.00	–
ATYC, Inc. (ATYC)	Philippines	Property leasing	Philippine Peso	**100.00**	**–**	100.00	–
Xamdu Motors, Inc. (XMI)	Philippines	Car dealership	Philippine Peso	**100.00**	**–**	100.00	–
Greyhounds Security and Investigation Agency Corp.	Philippines	Security agency	Philippine Peso	**–**	**100.00**	–	100.00
Hexagon Lounge, Inc.	Philippines	Restaurant	Philippine Peso	**–**	**100.00**	–	100.00
Secon Professional Security Training Academy Inc.	Philippines	Training service provider	Philippine Peso	**–**	**100.00**	–	100.00
HI Cars, Inc. (HCI)	Philippines	Car dealership	Philippine Peso	**100.00**	**–**	100.00	–
La Funeraria Paz Sucat, Inc. (LFPSI)	Philippines	Memorial services	Philippine Peso	**50.00**	**13.00**	50.00	13.00
EEI Corporation (EEI) [a]	Philippines	Construction	Philippine Peso	**–**	**–**	21.00	–
iPeople, inc. (IPO)	Philippines	Education and Information Technology	Philippine Peso	**49.99**	**–**	48.18	–
Malayan Education System, Inc. (MESI) (Operating Under the Name of Mapua University)	Philippines	Education and Information Technology	Philippine Peso	**–**	**100.00**	–	100.00
Malayan Colleges Laguna, Inc., A Mapua School (MCLI)	Philippines	Education and Information Technology	Philippine Peso	**–**	**100.00**	–	100.00
Malayan Colleges Mindanao (A Mapua School), Inc. (MCMI)	Philippines	Education and Information Technology	Philippine Peso	**–**	**100.00**	–	100.00
Malayan High School of Science, Inc. (MHSSI)	Philippines	Education and Information Technology	Philippine Peso	**–**	**100.00**	–	100.00
Mapua Information Technology Center, Inc. (MITC)	Philippines	Education and Information Technology	Philippine Peso	**–**	**100.00**	–	100.00
Mapua Techserv, Inc. (MTI)	Philippines	Consultancy	Philippine Peso		**100.00**		100.00
Mapua Techpower Inc.	Philippines	Consultancy	Philippine Peso	**–**	**75.00**	–	75.00
People eServe Corporation	Philippines	Education and Information Technology	Philippine Peso	**–**	**100.00**	–	100.00
Pan Pacific Computer Center, Incorporated (PPCCI)	Philippines	Education and Information Technology	Philippine Peso	**–**	**100.00**	–	100.00
Affordable Private Education Center, Inc doing business under the name of APEC Schools (APEC)	Philippines	Education and Information Technology	Philippine Peso	**–**	**100.00**	–	100.00
National Teachers College doing business under the name/s and style/s of The National Teachers College	Philippines	Education and Information Technology	Philippine Peso	**–**	**99.79**	–	99.79
University of Nueva Caceres	Philippines	Education and Information Technology	Philippine Peso	**–**	**83.62**	–	83.62
AC College of Enterprise and Technology, Inc	Philippines	Education and Information Technology	Philippine Peso	**–**	**100.00**	–	100.00
LINC Institute, Inc doing business under the Name and Style of LINC Academy	Philippines	Education and Information Technology	Philippine Peso	**–**	**100.00**	–	100.00
MICO Equities, Inc. (MEI)[b]	Philippines	Insurance	Philippine Peso	**77.33**	**–**	77.33	–
Sunlife Grepa Financial Inc. (SLGFI)[c]	Philippines	Insurance	Philippine Peso	**51.00**	**–**	51.00	–
Grepa Realty Holdings Corp. (GRHC)[c]	Philippines	Real estate	Philippine Peso	**49.00**	**26.01**	49.00	26.01
Tarlac Terra Ventures, Inc.[d]	Philippines	Real estate	Philippine Peso	**100.00**	**–**	100.00	–
RCBC Trust Corporation[e]	Philippines	Financial Services	Philippine Peso	**40.00**	**–**	40.00	–

(a) On April 26, 2023, the Parent Company sold 207,256,297 common shares, representing 20% of the outstanding shares of EEI Corporation (EEI) for a consideration of ₱1.25 billion. The sale has reduced the holdings of the Parent Company in EEI from 55.34% to 35.34% which signified loss of control over the subsidiary. This transaction resulted to deconsolidation of EEI and its subsidiaries. On May 22, 2023, the Parent Company sold 148,664,942 common shares representing 14.34% of the outstanding shares of EEI which further reduced the holdings of the Parent Company to 21%. As of December 31, 2023, 16.5% of interest in EEI was accounted for as investment in associate while the remaining 4.5% interest was accounted for asset held for sale which was subsequently sold on January 5, 2024.

(b) On April 25, 2023, the BOD of the Parent Company approved the authority to enter in a Share Swap Agreement with PMMIC, whereby the Parent Company will issue 397,703,801 common shares to PMMIC in exchange for the acquisition of 100% of PMMIC's outstanding shareholdings in MEI. As of this date PMMIC owns 77.33% of MEI.

(c) On April 25, 2023, the BOD of the Parent Company approved the authority to enter in a Share Swap Agreement with GPL Holdings, Inc, whereby the Parent Company will issue 295,133,148 common shares common shares to GPLH in exchange for the acquisition of 100% of GPLH's outstanding shareholdings in SLGFI and GRHC. As of this date GPL directly owns 51% of SLGFI and 49% of GRHC. SLGFI also owns 51% of GRHC, thus GPL's effective ownership in GRHC is 75%.
(d) On December 29, 2023, the Parent Company invested ₱800.0 million for a 100% stake in Tarlac Terra Ventures, Inc.
(e) In April 2023, the Parent Company invested ₱40.0 million for a 40% stake in RCBC Trust Corporation.
(f) On December 13, 2024, the Parent Company purchased 19,000,000 additional IPO shares, increasing its ownership from 48.18% to 49.99%.

The consolidated financial statements are prepared for the same reporting year as the Parent Company and subsidiaries, using consistent accounting policies. All significant intercompany balances and transactions, including income, expenses, and dividends are eliminated in full. Profits and losses resulting from intercompany transactions that are recognized in assets are eliminated in full.

Control is achieved when the Parent Company is exposed or has rights to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee.

Specifically, the Parent Company controls an investee if and only if the Parent Company has:
a. power over the investee (i.e., existing rights that give it the current ability to direct the relevant activities of the investee);
b. exposure, or rights, to variable returns from its involvement with the investee; and
c. the ability to use its power over the investee to affect its returns.

When the Parent Company has less than a majority of the voting or similar rights of an investee, the Parent Company considers all relevant facts and circumstances in assessing whether it has power over an investee, including:

- the contractual arrangement with the other vote holders of the investee;
- rights arising from other contractual arrangements; and
- the Parent Company's voting rights and potential voting rights.

The Parent Company re-assesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control. Consolidation of a subsidiary begins when the Parent Company obtains control over the subsidiary and ceases when the Parent Company loses control of the subsidiary. Assets, liabilities, income and expenses of a subsidiary acquired or disposed of during the year are included in the consolidated statements of income and consolidated statements of comprehensive income from the date the Parent Company gains control until the date the Parent Company ceases to control the subsidiary.

Subsidiaries are fully consolidated from the date of acquisition, being the date on which the Parent Company obtains control, and continue to be consolidated until the date when such control ceases.

Losses within a subsidiary are attributed to the non-controlling interest until the balance is reduced to nil. A change in the ownership interest of a subsidiary, without a loss of control, is accounted for as an equity transaction. If the Parent Company loses control over a subsidiary, it:

- Derecognizes the assets (including goodwill) and liabilities of the subsidiary;
- Derecognizes the carrying amount of any non-controlling interests;
- Recognizes the fair value of the consideration received;
- Recognizes the fair value of any investment retained;
- Reclassifies to profit or loss, or transfer directly to retained earnings if required by other PFRSs, the amounts recognized in other comprehensive income in relation to the subsidiary; and recognizes any resulting difference as a gain or loss in profit or loss attributable to the Parent Company

Non-controlling interests (NCI) represent the portion of equity not attributable to the Parent Company. Profit or loss and each component of other comprehensive income (OCI) are attributed to the equity holders of the Parent Company and to the non-controlling interests, even if this results in the non-controlling interests having a deficit balance. Non-controlling interests are presented separately in the consolidated statements of comprehensive income and within the equity section of the consolidated statements of financial position and consolidated statements of changes in equity, separately from the equity attributable to equity holders of the Parent Company.

3. Changes in Accounting Policies and Disclosures

The accounting policies adopted are consistent with those of the previous financial year, except for the adoption of new standards effective in 2024. The Group has not early adopted any standard, interpretation or amendment that has been issued but is not yet effective.

Unless otherwise indicated, adoption of these new standards did not have an impact on the consolidated financial statements of the Group.

- Amendments to PAS 1, *Classification of Liabilities as Current or Non-current*
  The amendments clarify:
  - That only covenants with which an entity must comply on or before reporting date will affect a liability's classification as current or non-current.
  - That classification is unaffected by the likelihood that an entity will exercise its deferral right.
  - That only if an embedded derivative in a convertible liability is itself an equity instrument would the terms of a liability not impact its classification.

- Amendments to PFRS 16, *Lease Liability in a Sale and Leaseback*
  The amendments specify how a seller-lessee measures the lease liability arising in a sale and leaseback transaction in a way that it does not recognize any amount of the gain or loss that relates to the right of use retained.

- Amendments to PAS 7 and PFRS 7, *Disclosures: Supplier Finance Arrangements*
  The amendments specify disclosure requirements to enhance the current requirements, which are intended to assist users of financial statements in understanding the effects of supplier finance arrangements on an entity's liabilities, cash flows and exposure to liquidity risk.

<u>Standards Issued But Not Yet Effective</u>
Pronouncements issued but not yet effective are listed below. The Group intends to adopt the following pronouncements when they become effective. Adoption of these pronouncements is not expected to have a significant impact on the Group's consolidated financial statements unless otherwise indicated.

Effective beginning on or after January 1, 2025
- Amendments to PAS 21, *Lack of exchangeability*

Effective beginning on or after January 1, 2026
- Amendments to PFRS 9 and PFRS 7, *Classification and Measurement of Financial Instruments*
- Annual Improvements to PFRS Accounting Standards—Volume 11
  - Amendments to PFRS 1, *Hedge Accounting by a First-time Adopter*

- Amendments to PFRS 7, *Gain or Loss on Derecognition*
- Amendments to PFRS 9, *Lessee Derecognition of Lease Liabilities* and *Transaction Price*
- Amendments to PFRS 10, *Determination of a 'De Facto Agent'*
- Amendments to PAS 7, *Cost Method*

Effective beginning on or after January 1, 2027

- PFRS 17, *Insurance Contracts*

  PFRS 17 is a comprehensive new accounting standard for insurance contracts covering recognition and measurement, presentation and disclosure. Once effective, PFRS 17 will replace PFRS 4, *Insurance Contracts*. This new standard on insurance contracts applies to all types of insurance contracts (i.e., life, non-life, direct insurance and re-insurance), regardless of the type of entities that issue them, as well as to certain guarantees and financial instruments with discretionary participation features. A few scope exceptions will apply.

  The overall objective of PFRS 17 is to provide an accounting model for insurance contracts that is more useful and consistent for insurers. In contrast to the requirements in PFRS 4, which are largely based on grandfathering previous local accounting policies, PFRS 17 provides a comprehensive model for insurance contracts, covering all relevant accounting aspects. The core of PFRS 17 is the general model, supplemented by:

  - A specific adaptation for contracts with direct participation features (the variable fee approach)
  - A simplified approach (the premium allocation approach) mainly for short-duration contracts

  On December 15, 2021, the Financial and Sustainability Reporting Standards Council (FSRSC) amended the mandatory effective date of PFRS 17 from January 1, 2023 to January 1, 2025. This is consistent with Circular Letter No. 2020-62 issued by the Insurance Commission which deferred the implementation of PFRS 17 by two (2) years after its effective date as decided by the International Accounting Standards Board (IASB).

  Further, on February 14, 2025, the FSRSC approved the amendment to PFRS 17 that further defers the date of initial application by an additional two (2) years, to annual periods beginning on or after January 1, 2027. This is consistent with Circular Letter No. 2025-04 issued by the Insurance Commission (IC).

  PFRS 17 is effective for reporting periods beginning on or after January 1, 2027, with comparative figures required. Early application is permitted.

  PFRS 17 will affect how the Company account for insurance contracts and how it reports financial performance in the statements of comprehensive income. The Company is currently assessing the impact that PFRS 17 will have on the financial statements.

- PFRS 18, *Presentation and Disclosure in Financial Statements*
- PFRS 19, *Subsidiaries without Public Accountability*

Deferred effectivity

- Amendments to PFRS 10, *Consolidated Financial Statements*, and PAS 28, *Sale or Contribution of Assets between an Investor and its Associate or Joint Venture*

4. **Summary of Material Accounting Policy Information**

Financial Instruments - Initial Recognition and Subsequent Measurement

Date of recognition

The Group recognizes financial instruments when, and only when, the Group becomes a party to the contractual terms of the financial instruments. Regular way purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the marketplace, are recognized on settlement date - the date that an asset is delivered to by the Group.

'Day1' difference

Where the transaction price is different from the fair value or from other observable current market transactions in the same instrument or based on a valuation technique whose variables include only data from observable market, the Group recognizes the difference between the transaction price and fair value (a 'Day1' difference) in the statements of income in unless it qualifies for recognition as some other type of asset or liability. In cases where use is made of data which is not observable, the difference between the transaction price and model value is only recognized in the statements of income when the inputs become observable or when the instrument is derecognized. For each transaction, the Group determines the appropriate method of recognizing the 'Day 1' difference amount.

Initial recognition and measurement

Financial assets are classified, at initial recognition, as subsequently measured at amortized cost, fair value through other comprehensive income (FVOCI), and fair value through profit or loss (FVTPL).

The classification of financial assets at initial recognition depends on the financial asset's contractual cash flow characteristics and the Group's business model for managing them. With the exception of trade receivables that do not contain a significant financing component, the Group initially measures a financial asset at its fair value plus, in the case of a financial asset not at fair value through profit or loss, transaction costs. Trade receivables that do not contain a significant financing component are measured at the transaction price determined under PFRS 15, *Revenue*.

In order for a financial asset to be classified and measured at amortized cost or FVOCI, it needs to give rise to cash flows that are 'solely payments of principal and interest (SPPI)' on the principal amount outstanding. This assessment is referred to as the SPPI test and is performed at an instrument level.

The Group's business model for managing financial assets refers to how it manages its financial assets in order to generate cash flows. The business model determines whether cash flows will result from collecting contractual cash flows, selling the financial assets, or both.

Purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the marketplace are recognized on the settlement date.

Subsequent measurement

For purposes of subsequent measurement, financial assets are classified in four categories:

- Financial assets at amortized cost (debt instruments)
- Financial assets at FVOCI with recycling of cumulative gains and losses (debt instruments)
- Financial assets designated at FVOCI with no recycling of cumulative gains and losses upon derecognition (equity instruments)
- Financial assets at FVTPL

Financial assets at amortized cost (debt instruments)
The Group measures financial assets at amortized cost if both of the following conditions are met:
- The financial asset is held within a business model with the objective to hold financial assets in order to collect contractual cash flows; and
- The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding

Financial assets at amortized cost are subsequently measured using the effective interest (EIR) method and are subject to impairment. Gains and losses are recognized in profit or loss when the asset is derecognized, modified or impaired.

The Group’s financial assets at amortized cost includes Cash and cash equivalents, Receivables, Receivables from related parties, Loan receivable and under Other noncurrent asset account.

Financial assets at FVTPL
A financial asset shall be measured at fair value through profit or loss unless it is measured at amortized cost or at fair value through other comprehensive income (OCI). However, an entity may make an irrevocable election at initial recognition for particular investments in equity instruments that would otherwise be measured at FVTPL to present subsequent changes in fair value in OCI.

The Group may, at initial recognition, irrevocably designate a financial asset as measured at fair value through profit or loss if doing so eliminates or significantly reduces a measurement or recognition inconsistency (sometimes referred to as an ‘accounting mismatch’) that would otherwise arise from measuring assets or liabilities or recognizing the gains and losses on them on different bases.

The Group’s financial assets at FVTPL includes government and private debt securities, unquoted debt securities, listed equity shares, mutual funds, segregated funds and seed capital in variable unit-linked segregated funds.

Financial assets designated at FVOCI (equity instruments)
Upon initial recognition, the Group can elect to classify irrevocably its equity investments as equity instruments designated at FVOCI when they meet the definition of equity under PAS 32, *Financial Instruments: Presentation*, and are not held for trading. The classification is determined on an instrument-by-instrument basis.

Gains and losses on these financial assets are never recycled to profit or loss. Dividends are recognized as other income in the consolidated statement of income when the right of payment has been established, except when the Group benefits from such proceeds as a recovery of part of the cost of the financial asset, in which case, such gains are recorded in OCI. Equity instruments designated at FVOCI are not subject to impairment assessment.

The Group elected to classify irrevocably all equity investments other than those classified to fair value through profit or loss under this category.

The Group does not have any debt financial assets at FVOCI as of March 31, 2025 and December 31, 2024.

<u>Fair Value Measurement</u>
Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the asset or liability, or
- In the absence of a principal market, in the most advantageous market for the asset or liability.

The principal or the most advantageous market must be accessible to the Group.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Group uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximizing the use of relevant observable inputs and minimizing the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorized within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- Level 1 - quoted (unadjusted) market prices in active markets for identical assets or liabilities;
- Level 2 - valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable; and
- Level 3 - valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

For assets and liabilities that are recognized in the consolidated financial statements on a recurring basis, the Group determines whether transfers have occurred between Levels in the hierarchy by re-assessing categorization (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

For the purpose of fair value disclosures, the Group has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above.

.

Impairment of Financial Assets

The Group recognizes an allowance for expected credit losses (ECLs) for all debt instruments not held at fair value through profit or loss. ECLs are based on the difference between the contractual cash flows due in accordance with the contract and all the cash flows that the Group expects to receive, discounted at an approximation of the original effective interest rate. The expected cash flows will include cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual terms.

ECLs are recognized in two stages. For credit exposures for which there has not been a significant increase in credit risk since initial recognition, ECLs are provided for credit losses that result from default events that are possible within the next 12-months (a 12-month ECL). For those credit exposures for which there has been a significant increase in credit risk since initial recognition, a loss allowance is required for credit losses expected over the remaining life of the exposure, irrespective of the timing of the default (a lifetime ECL).

For trade receivables and contract assets, the Group applies a simplified approach in calculating ECLs. Therefore, the Group does not track changes in credit risk, but instead recognizes a loss allowance based on lifetime ECLs at each reporting date. The loss allowance was adjusted for forward-looking factors specific to the debtors and the economic environment.

For other debt financial assets, the ECL is based on the 12-month ECL. The 12-month ECL is the portion of lifetime ECLs that results from default events on a financial instrument that are possible within 12 months after the reporting date. However, when there has been a significant increase in credit risk since origination, the allowance will be based on the lifetime ECL.

The Group generally considers a financial asset in default when contractual payments are 90 days past due. For a financial asset that arises from long-term construction contracts, the Group considers the asset to be in default if contractual payments are not settled within 30 days from the completion of the construction project. However, in certain cases, the Group may also consider a financial asset to be in default when internal or external information indicates that the Group is unlikely to receive the outstanding contractual amounts in full before taking into account any credit enhancements held by the Group. A financial asset is written off when there is no reasonable expectation of recovering the contractual cash flows.

<u>Financial Liabilities</u>
The Group initially measures a financial liability at its fair value plus, in the case of a financial liability not at fair value through profit or loss, transaction costs. The Group has no financial liabilities at FVTPL.

Subsequent to initial recognition, the Group's financial liabilities are carried at amortized cost. Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included as finance costs in the consolidated statement of income. Gains and losses are recognized in profit or loss when the liabilities are derecognized as well as through the EIR amortization process.

This category generally applies to the Group' Accounts payable and other current liabilities, Loans payable, Long-term debt, Due to related parties and Lease liabilities.

<u>Derecognition of Financial Instruments</u>
Financial assets
A financial asset (or, where applicable a part of a financial asset or part of a group of similar financial assets) is derecognized when: (a) the rights to receive cash flows from the asset have expired; or
(b) the Group has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay them in full without material delay to a third party under a "pass-through" arrangement; and either (i) has transferred substantially all the risks and rewards of the asset, or (ii) has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

Where the Group has transferred its rights to receive cash flows from an asset and has neither transferred nor retained substantially all the risks and rewards of the asset nor transferred control of the asset, the asset is recognized to the extent of the Group's continuing involvement in the asset. Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the Group could be required to repay.

Financial liabilities
A financial liability is derecognized when the obligation under the liability is discharged or cancelled or has expired. Where an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as a derecognition of the original liability

and the recognition of a new liability, and the difference in the respective carrying amounts is recognized in the consolidated statement of income.

Revenue Recognition
Revenue from contracts with customers is recognized when control of the goods or services are transferred to the customer at an amount that reflects the consideration to which the Group expects to be entitled in exchange for those goods or services. controls the goods or services before transferring them to the customer.

The following specific recognition criteria must also be met before revenue is recognized:

(a) Revenues within the scope of PFRS 15
The performance obligations, as well as the timing of their satisfaction, are identified, and determined, at the inception of the contract. When the Group provides a service to its customers, consideration is invoiced and generally due immediately upon satisfaction of a service provided at a point in time or at the end of the contract period for a service provided over time.

The Group has generally concluded that it is the principal in its revenue arrangements because it typically controls the services before transferring them to the customer.

Revenue from sale of goods
Revenue from sale of goods is recognized at a point in time when control of the asset is transferred to the customer, generally on delivery and acceptance of the inventory item.

Revenue from schools and related operations
Revenue from tuition fees and other matriculation fees are recognized over time as revenue over the corresponding school term using the output method (i.e., time lapsed over the service period such as semester or school year, depending on the curriculum registered). Upon enrollment, students have the option to pay the tuition and other matriculation fees in full or installment.

Admission, examination and other fees are recognized as income when examination has been granted by the school and related services have been provided to the students (at point in time).

Revenue from power-related
The Group's power supply agreement with its customer requires the Group to deliver certain units of electricity (in kWh) to the customer per month. As delivery of electricity constitutes a series of distinct good or services that are substantially the same and have the same pattern of transfer to the customer (i.e., the good or service would be recognized over time using the same measure of progress), this was treated by the Group as a single performance obligation. Because electricity is simultaneously provided and consumed, the Group's performance obligation to deliver electricity qualifies for revenue recognition over time by applying par. 35(a) of PFRS 15. The Group recognizes revenue from power generation by applying the "right to invoice" practical expedient since the Group's right to payment is for an amount that corresponds directly with the value to the customer of the Group's performance to date.

Revenue from manpower services
Under the Group's service agreements with its customers, the Group is required to provide manpower services (including but not limited to janitorial, messengerial and other allied services). As provision of these services constitutes a series of distinct good or services that are substantially the same and have the same pattern of transfer to the customer (i.e., the good or service would be recognized over time using the same measure of progress), this was treated by the Group as a single performance obligation. Because the services are simultaneously

provided and consumed by the customer, the Group's performance obligation to render such services qualifies for revenue recognition over time by applying par. 35(a) of PFRS 15. The Group recognizes revenue from manpower supply services by applying the "right to invoice" practical expedient since the Group's right to payment is for an amount that corresponds directly with the value to the customer of the Group's performance to date.

Fee income
Insurance contract policyholders are charged for policy administration services, surrenders and other contract fees. These fees and charges are recognized as revenue over the period in which the related services are performed.

(b) Revenue outside the scope of PFRS 15

Premiums Revenue
Gross insurance written premiums comprise the total premiums receivable for the whole period of cover provided by contracts entered into during the accounting period and are recognized on the date on which the policy incepts. Premiums include any adjustments arising in the accounting period for premiums receivable in respect of business written in prior periods.

Premiums from short-duration insurance contracts are recognized as revenue over the period of the contracts using the 24th method. The portion of the premiums written that relate to the unexpired periods of the policies at end of the reporting period are accounted for as "Provision for unearned premiums" as part of "Insurance contract liabilities" and presented in the liabilities section of the statements of financial position. The related reinsurance premiums ceded that pertains to the unexpired periods at end of the reporting period are accounted for as "Deferred reinsurance premiums" and shown as part of reinsurance assets in the statements of financial position. The net changes in these accounts between each end of reporting periods are recognized in profit or loss.

Reinsurance Commissions
Commissions earned from short-duration insurance contracts are recognized as revenue over the period of the contracts using the 24th method. The portion of the commissions that relates to the unexpired periods of the policies at end of the reporting period are accounted for as "Deferred reinsurance commissions" and presented in the liabilities section of the statement of financial position.

Onerous contracts
If the Group has a contract that is onerous, the present obligation under the contract is recognized and measured as a provision. However, before a separate provision for an onerous contract is established, the Group recognizes any impairment loss that has occurred on assets dedicated to that contract. An onerous contract is a contract under which the unavoidable costs (i.e., the costs that the Group cannot avoid because it has the contract) of meeting the obligations under the contract exceed the economic benefits expected to be received under it. The unavoidable costs under a contract reflect the least net cost of exiting from the contract, which is the lower of the cost of fulfilling it and any compensation or penalties arising from failure to fulfil it. The cost of fulfilling a contract comprises the costs that relate directly to the contract (i.e., both incremental costs and an allocation of costs directly related to contract activities).

Contract balances arising from revenue with customer contracts

Receivables
A receivable represents the Group's right to an amount of consideration that is unconditional (i.e., only the passage of time is required before payment of the consideration is due).

Contract assets
A contract asset is the right to consideration in exchange for goods or services transferred to the customer. If the Group performs by transferring goods or services to a customer before the customer pays consideration or before payment is due, a contract asset is recognized for the earned consideration that is conditional.

Contract liabilities
A contract liability is the obligation to transfer goods or services to a customer for which the Group has received consideration (or an amount of consideration is due) from the customer. If a customer pays consideration before the Group transfers goods or services to the customer, a contract liability is recognized when the payment is made or the payment is due (whichever is earlier). Contract liabilities are recognized as revenue when the Group performs under the contract.

The Group presents each contract with customer in the consolidated statement of financial position either as a contract asset or a contract liability.

(c) Revenues within the scope of PFRS 9
Interest income on investment securities at amortized cost and FVOCI
For all investment securities measured at amortized cost and FVOCI, interest income is based on EIR. EIR is the rate that exactly discounts estimated future cash payments or receipts through the expected life of the financial instrument or a shorter period, where appropriate, to the net carrying amount of the financial asset or financial liability. The calculation takes into account all contractual terms of the financial instrument (for example, prepayment options), includes any fees or incremental costs that are directly attributable to the instrument and are an integral part of the EIR, but not future credit losses.

Once the recorded value of a financial asset or group of similar financial assets has been reduced due to an impairment loss, interest income continues to be recognized using the original EIR used to discount future cash flows. Interest income on Stage 1 and 2 accounts are recognized based on their gross carrying amounts while interest income on Stage 3 accounts are recognized on their net carrying amounts.

Interest income on financial assets at FVTPL
Interest income on all trading assets and financial assets mandatorily required to be measured at FVTPL is recognized using the modified EIR method which considers amortization of premium and discount and is included under "Interest income on financial assets at FVTPL".

Trading and securities gain (loss) - net
This results from trading activities including all gains and losses from changes in fair value of financial assets and financial liabilities at FVTPL and gains and losses from the disposal of investment securities at FVTPL and FVOCI. Cost of investment securities sold is determined using the specific identification method.

Gain or loss from disposals of investment securities at FVOCI and at amortized costs are presented separately in the profit or loss.

Expenses
Expenses are recognized in the consolidated statement of income when decrease in future economic benefits related to a decrease in an asset or an increase of a liability has arisen that can be measured reliably.

Cost of sales and services
Cost of sales is recognized as an expense when the related goods are sold. Cost of services include all direct materials and labor costs and those indirect costs related to contract performance which are recognized as incurred.

General and administrative expenses
Administrative expenses constitute costs of administering the business and are expensed as incurred.

Inventories
Inventories are valued at the lower of cost and net realizable value (NRV). NRV is the selling price in the ordinary course of business, less the estimated costs of completion of inventories and the estimated costs necessary to sell.

Cost includes purchase price and other costs directly attributable to its acquisition such as non-refundable taxes, handling and transportation cost.

The cost of real estate inventories includes (a) land cost; (b) freehold and leasehold rights for land; (c) amounts paid to contractors for construction; (d) planning and design cost, cost of site preparation, professional fees, property taxes, construction overheads and other related costs that are directly attributable in bringing the real estate inventories to its intended condition.

Cost of inventories is generally determined primarily using the moving-average method, except for automotive units of the car dealerships and real estate inventories of EEI Realty, which are accounted for using the specific identification method.

Materials issued but still uninstalled to construction projects are not considered as part of computation for percentage of completion of projects.

Prepaid Expenses
These are recorded as asset before they are utilized and apportioned over the period covered by the payment and charged to the appropriate account in the consolidated statement of income when incurred.

Advance to Suppliers and Subcontractors
Advance to suppliers and subcontractors represents advance payment for the purchase of various construction materials and down payment to subcontractors for the contract work to be performed.

Creditable Withholding Tax (CWT)
CWT pertains to the tax withheld source by the Group's customers and lessees and is creditable against its income tax liability.

Value-Added Tax (VAT)
Revenues, expenses, and assets are recognized net of the amount of VAT, if applicable.

When VAT from sales of goods and/or services (output VAT) exceeds VAT passed on from purchases of goods or services (input VAT), the excess is recognized as payable in the consolidated statement of financial position. When VAT passed on from purchases of goods or services (input

VAT) exceeds VAT from sales of goods and/or services (output VAT), the excess is recognized as an asset in the consolidated statement of financial position up to the extent of the recoverable amount.

Short-term Investments
Short-term investment pertains to interest bearing time deposits with terms of not more than one year and held for investment purposes.

Other Current Assets
Other current assets pertain to other resources controlled by the Group as a result of past events and from which future economic benefits are expected to flow to the Group within the reporting period.

Investments in Associates and Joint Ventures
An associate is an entity in which the Group has significant influence. A joint venture is a joint arrangement whereby the parties that have joint control of the arrangement have rights to the net assets of the arrangement.

Investments in associates and joint venture are accounted for using the equity method of accounting. Under this method, the investment amount is increased or decreased to recognize the Group's share in the profit or loss of the investee after the date of acquisition. Dividends received from the investee reduces the carrying amount of the investment. Adjustments to the carrying amount may also be necessary for changes in the Group's proportionate interest in the investee arising from changes in the investee's other comprehensive income.

Gains and losses resulting from 'upstream' and 'downstream' transactions between the Group and its associate or joint venture are recognized in the consolidated financial statements only to the extent of unrelated investors' interests in the associate or joint venture.

The reporting dates and the accounting policies of the associates and joint venture conform to those used by the Group for like transactions and events in similar circumstances.

The Group discontinues applying the equity method when their investment in investee company is reduced to zero. Accordingly, additional losses are not recognized unless the Group has guaranteed certain obligations of the investee company. When the investee company subsequently reports net income, the Group will resume applying the equity method but only after its share of that net income equals the share of net losses not recognized during the period the equity method was suspended.

The reporting dates of the investee company and the Group are identical and the investee companies' accounting policies conform to those used by the Group for like transactions and events in similar circumstances.

After application of the equity method, the Group determines whether it is necessary to recognize an additional impairment loss on the Group's investment in its associates and joint venture. The Group determines at each reporting date whether there is any objective evidence that the investment in the associates and joint venture is impaired. If this is the case the Group calculates the amount of impairment as the difference between the recoverable amount of the associate and its carrying value and recognizes the impairment loss in the consolidated statement of income.

Upon loss of significant influence over the associate, the Group measures and recognizes any retaining investment at its fair value. Any difference between the carrying amount of the associates or joint venture upon loss of significant influence and the fair value of the retaining investment and proceeds from disposal is recognized in the consolidated statement of income.

The Group's associates and joint venture accounted for using the equity method as of March 31 follows:

	Place of Incorporation	Nature of Business	Functional Currency	Percentage of Ownership Mar 2025	Dec 2024
Associates:					
Hi-Eisai Pharmaceutical, Inc. (HEPI)	Philippines	Pharmaceutical	Philippine peso	**50.00**	**50.00**
Petroenergy Resources Corporation (PERC) [(a)]	Philippines	Renewable energy	Philippine peso	**30.57**	**30.57**
PetroGreen Energy Corporation (PGEC) [(b)]	Philippines	Renewable energy	Philippine peso	–	–
T'boli Agro-Industrial Development, Inc.	Philippines	Agriculture	Philippine peso	–	–
Manila Memorial Park Cemetery, Inc. (MMPC)	Philippines	Funeral service	Philippine peso	**26.48**	**26.48**
Sojitz G Auto Philippines Corporation (SGAPC)	Philippines	Automotive distributor	Philippine peso	**20.00**	**20.00**
RCBC Realty Corporation (RRC)	Philippines	Realty	Philippine peso	**10.00**	**10.00**
EEI Corporation [(c)]	Philippines	Construction	Philippine peso	–	–

(a) In 2024, the Parent Company purchased 8,396,870 shares, increasing its ownership to 30.57%.
(b) In 2022, the Parent Company's indirect investment in PGEC, a subsidiary of PERC, was reduced from 10% to 8.55% due to sale of shares to Kyuden International Corporation (KIC). In 2023, PGEC applied for increase in authorized capital stock, which was subscribed and issued to KIC, this further reduced the Group's indirect investment from 8.55% to 7.50%.
(c) On April 26, 2023, the Parent Company sold 207,256,297 common shares, representing 20% of the outstanding shares of EEI Corporation (EEI) for a consideration of P1.25 billion. The sale has reduced the holdings of the Parent Company in EEI from 55.34% to 35.34% which signifies loss of control over the subsidiary. This resulted to derecognition of EEI assets in the Group's financial statements. On May 22, 2023, the Parent Company sold 148,664,942 common shares representing 14.34% of the outstanding shares of EEI which further reduced the holdings of the Parent Company to 21%.

Investment Properties

Investment properties are measured at cost less impairment loss, if any, including transaction costs. The carrying amount includes the cost of replacing part of an existing investment property at the time that cost is incurred if the recognition criteria are met.

Except for land, depreciation is computed using the straight-line method over the following average EUL:

	Years
Building	32.5
Other equipment	12.5

The useful lives and depreciation method are reviewed periodically to ensure that the period and method of depreciation are consistent with the expected pattern of economic benefits from items of property and equipment.

Minor repairs and maintenance costs are charged to consolidated statement of income as incurred; significant renewals and betterments are capitalized. When assets are retired or otherwise disposed of, the cost or revalued amount, appraisal increase, and related accumulated depreciation and amortization are removed from the accounts and any resulting gains or losses are reflected in the consolidated statement of income.

Investment properties are derecognized when they either have been disposed of or when the investment property is permanently withdrawn from use and no future economic benefit is expected from its disposal. Any gains or losses on the retirement or disposal of an investment property are recognized in the consolidated statement of income in the year of retirement or disposal.

Transfers are made to investment property when there is a change in use, evidenced by ending of owner-occupation and commencement of an operating lease to another party. Transfers are made from investment property when there is a change in use, evidenced by commencement of owner-occupation or commencement of development with a view to sale.

For a transfer from owner-occupied property to investment property, the deemed cost for subsequent accounting is the fair value at the date of change in use. Upon transfer of an asset accounted for under revaluation model to asset accounted for under cost model, any revaluation reserve relating to such particular asset is transferred to retained earnings.

Property and Equipment

Property and equipment, except for land, are stated at cost, less accumulated depreciation, amortization, and impairment loss, if any. The initial cost of property and equipment consists of its purchase price, including import duties, taxes, and any directly attributable costs of bringing the asset to its working condition and location for its intended use. Expenditures incurred after the assets have been put into operation, such as repairs and maintenance, are normally charged to operations in the period in which the costs are incurred. In situations where it can be clearly demonstrated that the expenditures have resulted in an increase in the future economic benefits expected to be obtained from the use of an item of property and equipment beyond its originally assessed standard of performance, the expenditures are capitalized as an additional cost of property and equipment. When assets are retired or otherwise disposed of, the cost and the related accumulated depreciation are removed from the accounts and any resulting gain or loss is reflected as part of current operations.

Depreciation is computed using the straight-line method over the following average EUL:

	Years
Buildings and improvements	5 to 40
Machinery, tools, and construction equipment	2 to 20
Transportation and service equipment	5
Furniture, fixtures and office equipment	3 to 10

Amortization of improvements is computed over the EUL of the improvement or term of the lease, whichever is shorter.

The useful lives and depreciation method are reviewed periodically to ensure that the period and method of depreciation are consistent with the expected pattern of economic benefits from items of property and equipment.

Minor repairs and maintenance costs are charged to consolidated statement of income as incurred; significant renewals and betterments are capitalized. When assets are retired or otherwise disposed of, the cost or revalued amount, appraisal increase, and related accumulated depreciation and amortization are removed from the accounts and any resulting gains or losses are reflected in the consolidated statement of income.

Construction in progress represents property and equipment under construction and is stated at cost. This includes cost of construction, plant and equipment and other direct costs. Construction in progress is not depreciated until such time that the relevant assets are completed and put into operational use.

An item of property and equipment is derecognized upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the consolidated statement of income in the year the asset is derecognized.

Fully depreciated property and equipment are retained in the accounts until they are no longer in use and no further depreciation and amortization are credited to or charged against current operations.

Land is carried at its revalued amount. The appraised values used for revaluation were determined by an independent firm of appraisers.

The initial cost of land consists of its purchase price and directly attributable costs of bringing the asset to its working condition and location for its intended use.

The appraisal increment (net of deferred tax) resulting from the revaluation is credited to OCI and accumulated in equity under "revaluation increment on land - net" account. Decreases in valuation is charged to profit or loss, except to the extent that it reverses the existing accumulated revaluation increment on the same asset and therefore such decrease is recognized in OCI. The decrease recognized in OCI reduces the revaluation increment on land - net account in equity. In case a subsequent revaluation increase of an asset reverses a revaluation decrease previously recognized in profit or loss, such increase is credited to income in profit or loss.

The same rules apply to impairment losses. An impairment loss on a revalued asset is first used to reduce the revaluation increment for that asset. Only when the impairment loss exceeds the amount in the revaluation increment for that same asset is any further impairment loss recognized in profit or loss.

Upon disposal of land, any revaluation reserve relating to the particular asset being sold is transferred to retained earnings.

Impairment of Nonfinancial Assets

For Investments in associate and joint venture, Property and equipment, Right-of-use asset and Investment properties, the Group assesses at each reporting date whether there is an indication that an asset may be impaired. If any such indication exists, or when annual impairment testing for an asset is required, the Group makes an estimate of the asset's recoverable amount. An assets' recoverable amount is the higher of an asset's or cash-generating unit's fair value less costs to sell and its value in use and is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets. Where the carrying amount of an asset exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. In assessing value in use, the estimated future cash flows are discounted to their present value using pre-tax discount rate that reflects current market assessment of the time value of money and the risks specific to the asset.

An assessment is made at each reporting date as to whether there is any indication that previously recognized impairment losses may no longer exist or may have decreased. If such indication exists, the recoverable amount is estimated. A previously recognized impairment loss is reversed only if there has been a change in the estimates used to determine the asset's recoverable amount since the last impairment loss was recognized. If that is the case, the carrying amount of the asset is increased to its recoverable amount. That increased amount cannot exceed the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognized for the asset in prior years. Such reversal is recognized in the consolidated statement of income.

Impairment losses are recognized in the consolidated statement of income in those expense categories consistent with the function of the impaired asset, except for property previously revalued where the revaluation was taken to equity. In this case, the impairment is also recognized in equity up to the amount of any previous revaluation.

Goodwill
Goodwill is initially measured at cost being the excess of the aggregate of the consideration transferred and the amount recognized for non-controlling interest over the net identifiable assets acquired and liabilities assumed. If this consideration is lower than the fair value of the net assets of the subsidiary acquired, the difference is recognized in profit or loss. Before recognizing a gain on a bargain purchase, the Group assesses whether it has correctly identified all of the assets acquired and all of the liabilities assumed, and recognize any additional assets or liabilities that are identified in that review.

Following initial recognition, goodwill is measured at cost less any accumulated impairment loss. Goodwill is reviewed for impairment, annually or more frequently if events or changes in circumstances indicate that the carrying value may be impaired. For purposes of impairment testing, goodwill acquired in a business combination is, from the acquisition date, allocated to each of the Group's CGUs, or groups of CGUs, that are expected to benefit from the synergies of the combination, irrespective of whether other assets or liabilities of the Group are assigned to those units or groups of units.

Each unit or group of units to which the goodwill is allocated should:

- represent the lowest level within the Group at which the goodwill is monitored for internal management purposes; and
- not be larger than an operating segment determined in accordance with PFRS 8, *Operating Segments*

Impairment is determined by assessing the recoverable amount of the CGU (or group of CGUs), to which the goodwill relates. Where the recoverable amount of the CGU (or group of CGUs) is less than the carrying amount, an impairment loss is recognized. Where goodwill forms part of a CGU (or group of CGUs) and part of the operation within that unit is disposed of, the goodwill associated with the operation disposed of is included in the carrying amount of the operation when determining the gain or loss on disposal of the operation. Goodwill disposed of in these circumstances is measured based on the relative values of the operation disposed of and the portion of the CGU retained. If the acquirer's interest in the net fair value of the identifiable assets, liabilities and contingent liabilities exceeds the cost of the business combination, the acquirer shall recognize immediately in the consolidated statement of income any excess remaining after reassessment.

Combination of Entities under Common Control

In 2023, the Group accounted for its share swap transaction as combination of entities under common control accounted for by applying the pooling-of-interests method. The pooling-of-interests method generally involved the following:

- The assets and liabilities of the combining entities are reflected in the consolidated financial statements at their carrying amounts. No adjustments are made to reflect fair value or recognize any new assets or liabilities at the date of combination. The only adjustments that are made are those adjustments to harmonize the accounting policies.
- No new goodwill is recognized as a result of the combination. The only goodwill that is recognized is any existing goodwill relating to either of the combining entities. Any difference between the consideration paid or transferred and the entity acquired is reflected within equity.
- The consolidated statement of income, comprehensive income and cash flows reflect the result of the combining entities in full, irrespective of when the combination takes place.
- Comparative financial information are presented as if the entities had always been combined, or on date the common control existed on the combining entities, whichever comes earlier.
- The effects of any intercompany transactions are eliminated to the extent possible.

Intangible Assets Other Than Goodwill
Intangible assets acquired separately are measured on initial recognition at cost. The cost of intangible assets acquired in a business combination is the fair value as at the date of acquisition. Subsequently, intangible assets are measured at cost less accumulated amortization and provision for impairment loss, if any. Internally generated intangible assets, excluding capitalized development costs, are not capitalized and expenditure is reflected in the consolidated statement of income in the year in which the expenditure is incurred.

The estimated useful life of intangible assets is assessed as either finite or indefinite. The estimated useful lives of intangible assets are as follows:

	Number of Years
Intellectual property rights	Indefinite
Student relationship	5-7

The estimated useful lives of intangible assets with finite lives are assessed at the individual asset level. Intangible assets with finite lives are amortized over their estimated useful lives on a straight- line basis. Periods and method of amortization for intangible assets with finite useful lives are reviewed annually or earlier when an indicator of impairment exists.

Changes in the expected useful life or the expected pattern of consumption of future economic benefits embodied in the asset is accounted for by changing the amortization period or method, as appropriate, and are treated as changes in accounting estimates. The amortization expense on intangible assets with finite lives is recognized in the consolidated statement of comprehensive income in the expense category consistent with the function of the intangible assets.

Intangible assets with indefinite useful lives are not amortized, but are tested for impairment annually, either individually or at the CGU level. The assessment of indefinite useful life is reviewed annually to determine whether the indefinite useful life continues to be supportable. If not, the change in useful life from indefinite to finite is made on a prospective basis.

A gain or loss arising from derecognition of an intangible asset is measured as the difference between the net disposal proceeds and the carrying amount of the intangible assets and is recognized in the consolidated statement of comprehensive income when the intangible asset is derecognized.

Leases
The Group assesses at contract inception whether a contract is, or contains, a lease. That is, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

Group as a lessee
The Group applies a single recognition and measurement approach for all leases, except for short-term leases and leases of low-value assets. The Group recognizes lease liabilities to make lease payments and right-of-use assets representing the right to use the underlying assets.

Right-of-use assets
The Group recognizes right-of-use assets at the commencement date of the lease. Right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease liabilities. The cost of right-of-use assets includes the amount of lease liabilities recognized, initial direct costs incurred, and lease payments made at or before the commencement date ease incentives received.

Right-of-use assets are depreciated on a straight-line basis over the shorter of the lease term and the estimated useful lives (EUL) of the assets, as follows:

	Years
Land, land improvements and sites	5 to 66
Building, office spaces and warehouses	2 to 10
Other equipment	1 to 3

Right-of-use assets are subject to impairment. Refer to the accounting policies in section impairment of non-financial assets.

Lease liabilities
At the commencement date of the lease, the Group recognizes lease liabilities measured at the present value of lease payments to be made over the lease term. The lease payments include fixed payments (including in substance fixed payments) less any lease incentives receivable, variable lease payments that depend on an index or a rate, and amounts expected to be paid under residual value guarantees. The lease payments also include the exercise price of a purchase option reasonably certain to be exercised by the Group and payments of penalties for terminating a lease, if the lease term reflects the Group exercising the option to terminate. The variable lease payments that do not depend on an index or a rate are recognized as expense in the period on which the event or condition that triggers the payment occurs.

Lease liabilities that are expected to be settled for no more than 12 months after reporting period are classified as current liabilities presented as current portion of lease liabilities. Otherwise, these are classified as noncurrent liabilities.

In calculating the present value of lease payments, the Group uses the incremental borrowing rate at the lease commencement date if the interest rate implicit in the lease is not readily determinable. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is remeasured if there is a modification, a change in the lease term, a change in the in-substance fixed lease payments or a change in the assessment to purchase the underlying asset.

Short-term leases and leases of low-value assets
The Group applies the short-term lease recognition exemption to its short-term leases of machinery and equipment (i.e., those leases that have a lease term of 12 months or less from the commencement date and do not contain a purchase option). Lease payments on short-term leases are recognized as expense on a straight-line basis over the lease term.

Sale and leaseback
When entering into a sale and leaseback transaction, the Group determines whether the transfer qualifies as a sale based on the requirements satisfying a performance obligation under PFRS 15.

When the transfer of the asset is a sale, the Group measures the right-of-use asset arising from the leaseback at the proportion of the previous carrying amount of the asset that relates to the right-of-use retained by the Group. Gain or loss is recognized only at the amount that relates to the rights transferred to the buyer-lessor.

When the transfer of the asset is not a sale under PFRS 15 requirements, the Group continues to recognize the asset in its statement of financial position and accounts for the proceeds from the sale and leaseback as a financial liability in accordance with PFRS 9.

Group as a lessor
Leases in which the Group does not transfer substantially all the risks and rewards incidental to ownership of an asset are classified as operating leases. Rental income arising is accounted for on a straight-line basis over the lease terms and is included in revenue in the statement of profit or loss due to its operating nature. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognized over the lease term on the same basis as rental income. Contingent rents are recognized as revenue in the period in which they are earned.

<u>Insurance Contract Liabilities</u>
Life insurance contract liabilities
Life insurance contact liabilities are recognized when the contracts are entered into and the premiums are recognized. The provision for life insurance contracts is calculated on the basis of a stringent prospective actuarial valuation method where the assumptions used depend on the circumstances prevailing at the inception of the contract. Assumptions and actuarial valuation methods are also subject to provisions of the Insurance Code (the Code) and guidelines set by the IC.

Subsequently, new estimates are developed at each reporting date to determine whether the liabilities reflect the current experience using the gross premium valuation which considers assumptions on mortality, morbidity, lapse and/or persistency, expenses, non-guaranteed benefits, discount rate and margin for adverse deviation. The initial assumptions could not be altered if the Group deems the current assumptions to still be reflective of their experience. As a result, the effect of changes in the underlying variables on insurance liabilities and related assets is not symmetrical. Improvements and significant deteriorations in estimates have an impact on the value of the liabilities and related assets.

Movements in legal policy reserves attributable to changes in discount rate are recorded under "Remeasurement on legal policy reserves" in other comprehensive income and the changes in policies and assumptions are recorded under "Gross change in legal policy reserves" in the statement of income.

Insurance contracts with fixed and guaranteed terms
Premiums are recognized as revenue when they become due from the policyholders which for single premium business, is the date on which the policy becomes effective.

Benefits are recorded as an expense when they are incurred and are accrued as a liability.
An increase in liability for contractual benefits that are expected to be incurred in the future is recorded under 'Change in legal policy reserves' in the Group statements of income when the premiums are recognized. The liability is determined as the sum of the present value of future benefits and expenses, less the present value of the future gross premiums arising from the policy contract discounted at the appropriate risk-free discount rate. The expected future cash flows is determined using the best estimate assumptions with due regard to significant recent experience and appropriate margin for adverse deviation from the expected experience.

The liability is based on actuarial assumptions such as mortality and morbidity, maintenance expenses, and lapse and/or persistency rates that are established at the time the contract is issued. A margin for adverse deviation (MfAD) is also included in the assumptions. For group life insurance and accident and health insurance, reserves are computed by calculating the unearned portion of the written premiums for the year.

Provision is also made for the cost of claims incurred but not reported (IBNR) as of the reporting date based on the Group's experience. Differences between the provision for outstanding claims at the reporting date and subsequent revisions and settlements are included in the statement of income in later years. Policy and contract claims payable forms part of the insurance contract liability section of the statement of financial position.

Unit-linked insurance contracts

The Group issues unit-linked insurance contracts. In addition to providing life insurance coverage, a unit-linked contract links payments to insurance investment funds set-up by the Parent Company with consideration received from the policyholders. As allowed by PFRS 4, the Parent Company chose not to unbundle the investment portion of its unit-linked products. Premiums received (including premium load and bid-offer spread) from the issuance of unit-linked insurance contracts are recognized as premium revenue. Consideration received from policyholders that are transferred to the segregated funds is recognized as part of gross change in legal policy reserves in the statements of income.

The Group withdraws the cost of insurance and administrative charges from the consideration received from the policyholders in accordance with the provisions of the unit-linked insurance contracts. After deduction of these charges, the remaining amounts in fund assets are equal to the surrender value of the unit-linked policies, and are withdrawable anytime.

The investment returns on the insurance investment funds belong to policyholders and the Group does not bear the risk associated with these assets (outside of guarantees offered). Accordingly, investment income earned and expenses incurred by these funds and payments to policyholders have the same corresponding change in the reserve for unit-linked liabilities. Management fee income earned by the Parent Company for managing the insurance investment funds and the monthly load and cost of insurance charges are included in fee income.

Insurance investment funds primarily include investments in debt securities, equities, short-term investments and cash and cash equivalents. The methodology applied to determine the fair value of the investments held in these funds is consistent with that applied to investments held by general fund. Segregated fund liabilities is measured based on the value of the insurance investment funds attributable to the policyholders.

The equity of each unit-linked policyholder in the fund is monitored through the designation of outstanding units for each policy. Hence, the equity of each unit-linked insurance contract in the fund is equal to its total number of outstanding units multiplied by the net asset value per unit (NAVPU). The NAVPU is the market value of the fund divided by its total number of outstanding units.

Policy and contract claims payable

Claims payable includes the sum of the individual amounts that are due and have already been approved for payment but have not actually been paid as of the end of the reporting period. This also includes accrual of reported claims that are not yet approved for payment. This is recognized when due and measured on initial recognition at fair value. Subsequent to initial recognition, this is measured at amortized cost using the EIR method. This also includes provision for incurred but not reported losses.

Provision for Claims Reported and Incurred But Not Reported (IBNR) Losses

Provision for claims reported and IBNR losses are based on the estimated ultimate cost of all claims incurred but not settled at the end of the reporting period, whether reported or not, together with related claims handling costs and reduction for the expected value of salvage and other recoveries. Delays can be experienced in the notification and settlement of certain types of claims, therefore the ultimate cost of which cannot be known with certainty at the reporting date. The IBNR is calculated based on standard actuarial projection techniques or combination of such techniques, such as but not limited to the chain ladder method, the expected loss ratio approach, the Bornhuetter - Ferguson method. At each reporting date, prior year claims estimates are reassessed for adequacy and changes made are charged to provision.

Provision for Unearned Premiums
The proportion of written premiums, gross of commissions payable to intermediaries, attributable to subsequent periods or to risks that have not yet expired is deferred as provision for unearned premiums. This is accounted for as "Provision for unearned premiums" as part of "Insurance contract liabilities" and presented in the liabilities section of the statement of financial position. Premiums from short-duration insurance contracts are recognized as revenue over the period of the contracts using the 24th method. The change in the provision for unearned premiums is taken to profit or loss in order that revenue is recognized over the period of risk. Further provisions are made to cover claims under unexpired insurance contracts which may exceed the unearned premiums and the premiums due in respect of these contracts.

Other insurance contract liabilities
Other insurance contract liabilities include advanced or excess collections and unpaid policy related disbursements.

Reinsurance
The Group cedes insurance risk in the normal course of business. Reinsurance assets represent balances due from reinsurance companies for its share on the unpaid losses incurred by the Group. Recoverable amounts are estimated in a manner consistent with the outstanding claims provision and are in accordance with the reinsurance contract. Reinsurance recoverable on paid losses are included as part of "Insurance receivables".

Reinsurance assets are reviewed for impairment at each end of the reporting period or more frequently when an indication of impairment arises during the reporting period. Impairment occurs when objective evidence exists that the Group may not recover outstanding amounts under the terms of the contract and when the impact on the amounts that the Group will receive from the reinsurer can be measured reliably. The impairment loss is recorded in the statement of income.

Ceded reinsurance arrangements do not relieve the Group from its obligations to policyholders.

The Group also assumes reinsurance risk in the normal course of business for insurance contracts. Premiums and claims on assumed reinsurance are recognized in profit or loss as income and expenses in the same manner as they would be if the reinsurance were considered direct business, taking into account the product classification of the reinsured business. Reinsurance liabilities represent balances due to reinsurance companies. Amounts payable are estimated in a manner consistent with the associated reinsurance contract.

Premiums and claims are presented on a gross basis for both ceded and assumed reinsurance.

Reinsurance assets or liabilities are derecognized when the contractual rights are extinguished or expired or when the contract is transferred to another party.

When the Group enters into a proportional treaty reinsurance agreement for ceding out its insurance business, the Group initially recognizes a liability at transaction price. Subsequent to initial recognition, the portion of the amount initially recognized as a liability which is presented as "Insurance payables" in the liabilities section of the statement of financial position will be withheld and recognized as "Funds held for reinsurers" and included as part of the "Insurance payables" in the liabilities section of the consolidated statement of financial position. The amount withheld is generally released after a year.

Deferred Acquisition Costs (DAC)
Commissions and other acquisition costs incurred during the financial period that vary with and are related to securing new insurance contracts and or renewing existing insurance contracts, but

which relates to subsequent financial periods, are deferred to the extent that they are recoverable out of future revenue margins. All other acquisition costs are recognized as expense when incurred.

Subsequent to initial recognition, these costs are amortized using the 24th method over the life of the contract. Amortization is charged against the profit or loss. The unamortized acquisition costs are shown as "Deferred acquisition costs" in the assets section of the statement of financial position.

An impairment review is performed at each end of the reporting period or more frequently when an indication of impairment arises. The carrying value is written down to the recoverable amount. The impairment loss is charged to profit or loss. DAC is also considered in the liability adequacy test for each end of the reporting period.

Foreign Currency-denominated Transaction and Translation

The consolidated financial statements are presented in Philippine Peso. Each entity in the Group determines its own functional currency and items included in the consolidated financial statements of each entity are measured using that functional currency.

Transactions in foreign currencies are initially recorded in the functional currency rate at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies are retranslated at the functional currency closing rate at the reporting date. All differences are taken to consolidated statement of income. Non-monetary items that are measured in terms of historical cost in foreign currency are translated using the exchange rates as at the dates of initial transactions. Non-monetary items measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value was determined.

As at reporting date, the assets and liabilities of subsidiaries whose functional currency is not the Philippines Peso are translated into the presentation currency of the Parent Company (the Philippine Peso) at the closing rate as at the reporting date, and the consolidated statement of income accounts are translated at monthly weighted average exchange rate. Likewise, the financials of the Group's associate whose functional currency is not the Philippine Peso that is accounted for under equity method are translated to the presentation currency of the Parent Company in a similar manner. The exchange differences arising on the *translation* are taken directly to a separate component of equity under "Cumulative translation adjustments" account.

Upon disposal of a foreign subsidiary, the deferred cumulative amount recognized in other comprehensive income relating to that particular foreign operation is recognized in the consolidated statement of income.

Retirement Cost

Defined benefit plan

The defined benefit liability or asset is the aggregate of the present value of the defined benefit obligation at the end of the reporting period reduced by the fair value of plan assets, if any, adjusted for any effect of limiting a net defined benefit asset to the asset ceiling. The asset ceiling is the present value of any economic benefits available in the form or refunds from the plan or reduction in the future contributions to the plan.

Defined benefit costs on the Group's defined benefit retirement plan are actuarially computed using the projected unit credit (PUC) valuation method. Under this method, the current service cost is the present value of retirement benefits payable in the future with respect to the services rendered in the current period.

Defined benefit costs comprise the following:
(a) service cost;
(b) net interest on the net defined benefit liability or asset; and
(c) remeasurements of net defined benefit liability or asset.

Service costs which include current service costs, past service costs and gains or losses on non-routine settlements are recognized as expense in profit or loss. Past service costs are recognized when plan amendment or curtailment occurs.

Net interest on the net defined benefit liability or asset is the change during the period in the net defined benefit liability or asset that arises from the passage of time which is determined by applying the discount rate based on government bonds to the net defined benefit liability or asset. Net interest on the net defined benefit liability or asset is recognized as expense or income in profit or loss.

Remeasurements comprising actuarial gains and losses, return on plan assets and any change in the effect of the asset ceiling (excluding net interest on defined benefit liability) are recognized immediately in OCI in the period in which they arise. Remeasurements are not reclassified to profit or loss in subsequent periods.

Plan assets are assets that are held by a long-term employee benefit fund or qualifying insurance policies. Plan assets are not available to the creditors of the Group, nor can they be paid directly to the Group. Fair value of plan assets is based on market price information. When no market price is available, the fair value of plan assets is estimated by discounting expected future cash flows using a discount rate that reflects both the risk associated with the plan assets and the maturity or expected disposal date of those assets (or, if they have no maturity, the expected period until the settlement of the related obligations).

The Group's right to be reimbursed of some or all of the expenditure required to settle a defined benefit obligation is recognized as a separate asset at fair value when and only when reimbursement is virtually certain.

<u>Income Tax</u>
Current tax
Current tax assets and liabilities for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and the tax laws used to compute the amount are those that are enacted or substantially enacted by the end of the financial reporting date.

Deferred tax
Deferred tax is provided using the liability method on temporary differences at the reporting date between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes.

Deferred tax liabilities are recognized for all taxable temporary differences, including asset revaluations. Deferred income tax assets are recognized for all deductible temporary differences, carryforward of unused tax credits from excess minimum corporate income tax (MCIT) over regular corporate income tax (RCIT), net operating loss carryover (NOLCO), to the extent that it is probable that taxable profit will be available against which the deductible temporary differences and carryforward of unused MCIT and NOLCO can be utilized.

Deferred tax liabilities are not provided on non-taxable temporary differences associated with investments in domestic subsidiaries, associate and interest in joint venture. With respect to investments in foreign subsidiaries, associate and interest in joint venture, deferred tax liabilities are recognized except where the timing of the reversal of the temporary differences can be controlled and it is probable that the temporary differences will not reverse in the foreseeable future.

The carrying amount of deferred tax assets is reviewed by the end of each financial reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be used. Unrecognized deferred tax assets are reassessed at the end of each financial reporting date and are recognized to the extent that it has become probable that future taxable profit will be available to allow the deferred tax assets to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realized or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantially enacted by the end of the financial reporting date.

Deferred tax relating to items recognized outside profit or loss are recognized in correlation to the underlying transactions either in other comprehensive income or directly in equity.

Deferred tax assets and deferred tax liabilities are offset, if a legally enforceable right exists to set off current income tax assets against current income tax liabilities and deferred income taxes relate to the same entity and the same taxation authority.

Basic and Diluted Earnings Per Share (EPS)
Basic EPS is computed by dividing net income for the year attributable to equity holders of the Parent Company adjusted for the after-tax amounts of dividends on preferred stock by the weighted average number of common stock outstanding during the year, after giving retroactive effect for any stock dividends, stock splits or reverse stock splits.

Diluted EPS is computed by adjusting the net income attributable to ordinary equity holders of the Parent Company to reflect any changes from dilutive potential shares divided by the weighted average number of common stock outstanding during the year after giving retroactive effect for any stock dividends, stock splits or reverse stock splits and adjusted for the effects of all dilutive potential common stock.

The calculation of diluted EPS does not assume conversion, redemption, exercise, or other issue of potential ordinary shares that would have an antidilutive effect on earnings per share. Potential ordinary shares are antidilutive when their conversion to ordinary shares would increase earnings per share or decrease loss per share. As there are no potential dilutive ordinary shares, basic and diluted EPS are stated at the same amount.

Provisions
Provisions are recognized when: (a) the Group has a present obligation (legal or constructive) as a result of a past event; (b) it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation; and (c) a reliable estimate can be made of the amount of the obligation. If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, where appropriate, the risks specific to the liability. Where discounting is used, the increase in the provision due to the passage of time is recognized as a finance cost.

Contingencies
Contingent liabilities are not recognized in the consolidated financial statements. They are disclosed unless the possibility of an outflow of resources embodying economic benefits is remote. Contingent assets are not recognized in the consolidated financial statements but disclosed when an inflow of economic benefits is probable.

Stock Option Plan
No benefit expense is recognized relative to the shares issued under the stock options plan. When the shares related to the stock option plans are subscribed, these are treated as capital stock issuances. The stock option plan is exempt from PFRS 2, *Share-based Payment*.

Segment Reporting
The Group's operating business are organized and managed separately according to the nature of services provided, with each segment representing a strategic business unit that offers different products and serves different markets. Financial information on business segments is presented in Note 38.

Capital Stock
The Group records common stocks at par value and additional paid-in capital in excess of the total contributions received over the aggregate par values of the equity shares. Incremental costs incurred directly attributable to the issuance of new shares are shown in equity as a deduction from proceeds, net of tax.

Treasury Shares
When the Group purchases the Group's capital stock (treasury shares), the consideration paid, including any attributable incremental costs, is deducted from equity attributable to the Group's equity holders until the shares are cancelled, reissued or disposed of. Where such shares are subsequently sold or reissued, any consideration received, net of any directly attributable incremental transaction costs and the related tax effects is included in equity (Note 35).

Equity Reserve
Equity reserve consist of equity transactions other than capital contributions, such as equity transactions arising from transactions with NCI and difference between considerations paid or transferred and the net assets of the entity acquired through business combinations involving entities under common control.

Retained Earnings
Retained earnings represent accumulated earnings of the Group and any adjustment arising from application of new accounting standards, policies or corrections of errors applied retroactively less dividends declared. It includes the accumulated equity in undistributed earnings of consolidated subsidiaries which are not available for dividends until declared by subsidiaries. Appropriated retained earnings are those that are restricted for planned investments and business expansion. Unappropriated retained earnings are those that can be allocated for specific purposes and can be distributed as dividend. Retained earnings are further restricted for the payment of dividends to the extent of the cost of treasury shares (Note 36).

Events After the Financial Reporting Date
Post year-end events that provide additional information about the Group's position at the end of the financial reporting date (adjusting events) are reflected in the consolidated financial statements. Post year-end events that are not adjusting events are disclosed in the notes to consolidated financial statements when material.

5. Significant Accounting Judgments and Estimates

The preparation of the consolidated financial statements in compliance with PFRSs requires the Group to make judgments, estimates and assumptions that affect the reported amounts of assets, liabilities, income and expenses and disclosure of contingent assets and contingent liabilities. Future events may occur which can cause the assumptions used in arriving at those estimates to change. The effects of any changes in estimates will be reflected in the consolidated financial statements as they become reasonably determinable.

Judgments and estimates are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. Actual results could differ for such estimates.

Judgment

Determining control over an entity in which Parent Company holds less than majority of voting rights

The Parent Company has determined that it is still the largest stockholder of IPO with 48.18% equity interest and continues to have control over IPO by virtue of its power to nominate majority of the members of the BOD of IPO thereby exercising control and supervision on IPO's operations as well as financing activities. Accordingly, the Parent Company assessed that IPO continues to be a subsidiary even though it owns less than 50% equity interest over IPO after the merger.

Determination of functional currency

PAS 21, *The Effects of Changes in Foreign Exchange Rates*, requires management to use its judgment to determine the entity's functional currency such that it most faithfully represents th e economic effects of the underlying transactions, events and conditions that are relevant to the entity. In making this judgment, the following were considered:

- The currency that mainly influences sales prices for financial instruments and services (this will often be the currency in which sales prices for its financial instruments and services are denominated and settled);
- The currency in which funds from financing activities are generated; and
- The currency in which receipts from operating activities are usually retained.

The functional currency is Philippine peso as disclosed in Note 2.

Determination of lease term of contracts with renewal and termination options - Group as a lessee

The Group has several lease contracts that include extension and termination options. The Group applies judgement in evaluating whether it is reasonably certain whether or not to exercise the option to renew or terminate the lease. That is, it considers all relevant factors that create an economic incentive for it to exercise either the renewal or termination. After the commencement date, the Group reassesses the lease term if there is a significant event or change in circumstances that is within its control and affects its ability to exercise or not to exercise the option to renew or to terminate (e.g., construction of significant leasehold improvements or significant customization to the leased asset).

The Group included the renewal period as part of the lease term for leases with shorter non-cancellable period (i.e., three to ten years). The Group typically exercises its option to renew for these leases because there will be a significant negative effect on production if a replacement asset is not readily available. The renewal periods for leases of land and office spaces with longer non-cancellable periods are not included as part of the lease term as these are not reasonably certain to be exercised.

Recognition of schools and related operations fees over time

The Group determined that schools and related operations fees are to be recognized over time using the output method on the basis of time lapsed over the service period since it provides a faithful depiction of the Group's performance in transferring control of the services to the students. The fact that another entity would not need to re-perform the service that the Group has provided to date demonstrates that the customer or the student simultaneously receives and consumes the benefits of the Group's performance as it performs (Note 28).

Determination of significant influence on investment in an associate if ownership is less than 20%
Holding of less than 20% of voting rights is presumed not to give rise to significant influence unless it can be clearly demonstrated that there is in fact significant influence. The Parent Company is able to exercise significant influence for ownership less than 20% because it has an active participation in the policy-making process including operating decisions of the investee.

As of March 31, 2025 and December 31, 2024, the Parent Company holds 10% of interest in RRC. The Parent Company exercises significant influence in RRC since the Parent Company's President is the concurrent president of RRC. The president is also a member of the BOD. As such, the president of the Parent Company effectively has a participation in the policy-making process of RRC. Hence, the Parent Company is able to exercise significant influence even if ownership is less than 20%.

Combination of Entities under Common Control
A combination involving entities or businesses under common control is 'a business combination in which all of the combining entities or businesses are ultimately controlled by the same party or parties both before and after the business combination, and that control is not transitory'. This will include transactions such as the transfer of subsidiaries or businesses between entities within a group.

The share swap transaction entered into by the Parent Company with PMMIC and GPLH for acquisition of insurance business were determined to be common control business combinations (see Note 34).

Assessment of joint control
Judgment is required to determine when the Group has joint control over an arrangement, which requires an assessment of the relevant activities and when the decisions in relation to those activities require unanimous consent. The Group assesses their rights and obligations arising from the arrangement and specifically considers:

- the structure of the joint arrangement - whether it is structured through a separate vehicle
- when the arrangement is structured through a separate vehicle, the Group also considers the rights and obligations arising from
- the legal form of the separate vehicle
- the terms of the contractual arrangement other facts and circumstances, considered on a case by case basis

Refer to Note 16 for details of the Group's investment in joint venture.

<u>Estimates</u>
The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are described below. The Group based its assumptions and estimates on parameters available when the financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the Group. Such changes are reflected in the assumptions when they occur.

Leases - Estimating the incremental borrowing rate
The Group cannot readily determine the interest rate implicit in the lease, therefore, it uses its incremental borrowing rate (IBR) to measure lease liabilities. The IBR is the rate of interest that the Group would have to pay to borrow over a similar term, and with a similar security, the funds necessary to obtain an asset of a similar value to the right-of-use asset in a similar economic environment. The IBR therefore reflects what the Group 'would have to pay', which requires

estimation when no observable rates are available or when they need to be adjusted to reflect the terms and conditions of the lease. The Group estimates the IBR using observable inputs (such as market interest rates) when available and is required to make certain entity-specific estimates (such as the subsidiary's stand-alone credit rating).

The Group's lease liabilities amounted to ₱₱0.70 billion and ₱0.73 billion as of March 31, 2025 and December 31, 2024, respectively.

Estimating variable considerations arising from change orders and claims
The Group frequently agrees to change orders that modify the scope of its work previously agreed with customers and regularly submits claims to customers when unanticipated additional costs are incurred because of delays or changes in scope caused by the customers. PFRS 15 requires the Group to recognize, as part of its revenue from construction contracts, the estimated amounts the Group expects to be entitled to and to be received from customers due to these change orders and claims (otherwise known as variable considerations), provided that it is highly probable that a significant reversal of the revenue recognized in connection with these variable considerations will not occur in the future. For these unpriced change orders and claims, the Group uses the "most likely amount" method to predict the amount to which it will be entitled and expected to be received from the customers. The Group also updates its estimate of the transaction price to reflect any changes in circumstances that would result to changes in amount of variable considerations and corresponding increase or decrease in the contract assets.

The aggregate carrying values of receivables and contract assets amounted to ₱11.10 billion and ₱11.26 billion as of March 31, 2025 and of December 31, 2024, respectively (Notes 9 and 10).

Fair value measurement of unquoted equity investments at FVOCI
The Group uses valuation techniques such as dividend discount model, adjusted net asset method, and others to estimate the fair value of unquoted investment. These valuation techniques require significant unobservable inputs to calculate the fair value of the Group's unquoted equity investments at FVOCI. These inputs include appraised value of real properties, discount rates, among others. Changes in assumptions relating to these factors could affect the reported fair value of these unquoted equity financial instruments.

The fair value of unquoted equity investments amounted to ₱8.18 billion and ₱7.70 billion as of March 31, 2025 and December 31, 2024, respectively (see Note 15).

Provision for expected credit losses of trade receivables and contract assets
The Group uses the simplified approach in calculating the ECL of its trade receivables and contract assets wherein the Group does not track changes in credit risk, but instead recognizes a loss allowance based on lifetime ECLs at each reporting date. The model is based on the Group's historical default rates and adjusted to include forward looking information. At every reporting date, the historical observed default rates are updated and changes in the forward-looking estimates are analyzed.

The assessment of the correlation between historical observed default rates, forecast economic conditions and ECLs is a significant estimate. The amount of ECLs is sensitive to changes in circumstances and of forecast economic conditions. The Group's historical credit loss experience and forecast of economic conditions may also not be representative of customer's actual default in the future.

As of March 31, 2025 and December 31, 2024, the aggregate carrying values of receivables and contract assets are disclosed in Notes 9 and 10 to the consolidated financial statements.

Valuation of land under revaluation basis
The Group's parcels of land are carried at revalued amounts. The valuations of these parcels of land were performed by SEC accredited independent appraisers and were determined using the market approach. Significant adjustments to inputs used in determining the fair value of land such as location and utility could affect the appraised value of the assets.

Land carried under revaluation basis amounted to ₱15.02 billion as of March 31, 2025 and December 31, 2024, respectively. The key assumptions used to determine the fair value of the parcels of land are disclosed in Note 18.

Impairment of nonfinancial assets
The Group assesses impairment on its nonfinancial assets other than goodwill and intellectual property rights whenever events or changes in circumstances indicate that the carrying amount of these assets may not be recoverable. The factors that the Group considers important which could trigger an impairment review include significant underperformance relative to expected historical or projected future operating results, significant changes in the manner of use of the acquired assets or the strategy for overall business, and significant negative industry or economic trends.

Impairment of Goodwill and Intellectual property rights are assessed at least on an annual basis. In assessing the impairment, the Group determines the recoverable amount using value in use with detailed disclosures made in Notes 20.

An impairment loss is recognized whenever the carrying amount of an asset exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less cost to sell and value in use. The fair value is the amount obtainable from the sale of an asset in an arm's length transaction while value in use is the present value of estimated future cash flows expected to arise from continuing use of an asset and from its disposal at the end of its useful life. Recoverable amounts are estimated for individual assets or, if it is not possible, for the cash-generating unit to which the asset belongs.

As to the Group's property and equipment, right-of-use asset and goodwill, no impairment loss was recognized for the periods ended March 31, 2024 and December 31, 2024 (Notes 18, 20 and 21).

Impairment of Student relationship and Intellectual property rights are assessed at least on an annual basis. In assessing the impairment, the Group determines the recoverable amount using value in use with detailed disclosures made in Note 20 and 21.

Estimation of retirement benefits
The determination of the obligation and cost of retirement benefits is dependent on the selection of certain assumptions used by actuaries in calculating such amounts. Those assumptions include, among others, discount rates and salary increase rates which were disclosed in Note 35. While the Group believes that the assumptions are reasonable and appropriate, significant differences in the actual experience or significant changes in the assumptions may materially affect the retirement and other obligations.

Retirement assets amounted to ₱147.34 million as of March 31, 2025 and December 31, 2024, respectively whereas retirement liabilities amounted to ₱859.73 million and ₱847.99 million as of March 31, 2025 and December 31, 2024, respectively.

Realizability of deferred tax assets
The Group reviews the carrying amounts of deferred income taxes at each reporting date and reduces deferred tax assets to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax assets to be utilized. Where there is no

absolute assurance that each legal entity in the Group will generate sufficient taxable profit to allow all or part of its deferred tax assets to be utilized, deferred tax assets are not recognized.

Deferred tax assets recognized and unrecognized by the Group are disclosed in Note 36 to the consolidated financial statements.

Classification of CWT
The Group classify its CWT as current when it is expected to be realized (e.g., will be used as tax credit against income taxes due) for at least twelve months after the reporting period. The portion of CWT that is expected to be realized after twelve months after the reporting period is classified as noncurrent.

CWT recognized by the Group are disclosed in Notes 14 and 21 to the consolidated financial statements.

Provisions and contingencies
The Group is currently involved in various proceedings. The estimate of the probable costs for the resolution of these claims has been developed in consultation with outside counsel handling the Group's defense in these matters and is based upon an analysis of potential results. The Management does not believe that these proceedings will have a material adverse effect on the Group's financial statement because management and its legal counsels believe that the Group has substantial legal and factual bases for its position.

6. Deconsolidation of a Subsidiary Arising from Loss of Control

On April 26, 2023, the Parent Company sold 207,256,297 common shares, representing 20% of its outstanding shares in EEI Corporation ("EEI") for a total consideration of ₱1.25 billion. Total holdings after the sale were reduced from 55.34% to 35.34%.

On May 22, 2023, the Parent Company sold 148,664,942 common shares representing 14.34% of the outstanding shares of EEI which further reduced the holdings of the Parent Company to 21%.

Impact on the Parent Financial Statements
The Parent Company recognized total gain on the sale amounting to ₱1,143.81 million, based on the difference between the cash proceeds and acquisition cost of the investment sold.

Impact on the Consolidated Financial Statements
The sale in April 2023, which is measured based on the difference between the transaction price (i.e., ₱6.03 per share) and carrying amount of the net assets of the subsidiary at the consolidation level (i.e., ₱7.28 per share), resulted to a loss of ₱715.90 million.

The remaining investment of 35.34% was accounted for as an investment in associate, and was revalued at ₱6.03 per share.

The Parent Company recognized gain on bargain purchase amounting to ₱234.95 million arising from the difference between the fair value of the investment recognized and the share in the fair value of the net assets of EEI as of transaction date (*Note 4- 'Day 1' difference*).

Fair value of retained investment		₱2,209,143,065
Fair value of acquired net assets of EEI		
Contract Assets	₱10,159,253,306	
Accounts Receivable	3,312,770,599	
Cash and cash equivalents	2,469,223,402	
Property and Equipment	2,332,744,104	
Other Assets	11,930,326,226	
Loans payable	(4,600,000,000)	
Long-term debt	(5,508,339,253)	
Accounts Payable and other expenses	(5,560,062,222)	
Other Liabilities	(1,665,383,731)	
Fair value of net assets	₱12,870,532,430	
Less: Share of other shareholders	(10,426,434,515)	2,444,097,914
Gain on bargain purchase		**₱234,954,849**

The fair value of the identifiable assets and liabilities of EEI as at April 26, 2023 were based on the provisional assessment of fair value pending completion of independent valuation of the net assets of EEI. If new information obtained within one year of the transaction date about facts and circumstances that existed at the transaction date identifies adjustments to the above amounts, or any additional provisions that existed at the transaction date, then the fair value of the net assets of EEI will be updated.

This revaluation, including the gain recognized on the second sale transaction, have tempered the impact of the loss on disposal of the investment by the Parent Company.

The net loss on the disposal of investments pending completion of independent valuation is as follows:

Loss from Deconsolidation	(₱715,896,914)
Gain on bargain purchase (Day 1 difference)	234,954,849
Gain on disposal of investment (14.34%)	75,496,882
Net Loss on Disposal of Investment (Note 30)	**(₱405,445,182)**

7. Deconsolidated Operations

On April 26, 2023, the Parent Company partially sold its investment in EEI resulting to a loss of control over the subsidiary (See Note 6). The comparative consolidated statement of income has been re-stated to show the deconsolidated operations separately from continuing operations.

The results of the deconsolidated operations were as follows:

	Quarter Ended March 31	
	2023*	2022
Deconsolidated Operations		
REVENUE	₱5,175,639,044	₱8,545,782
COSTS OF SALES AND SERVICES	4,618,644,245	7,511,857,964
GROSS PROFIT (LOSS)	308,189,274	434,995,156
GENERAL AND ADMINISTRATIVE EXPENSES	(321,712,457)	(353,195,733)
EQUITY IN NET EARNINGS OF ASSOCIATES AND JOINT VENTURES	(357,679,435)	224,359,909
INTEREST AND FINANCE CHARGES	(174,464,801)	(111,631,621)
OTHER INCOME	21,597,908	28,098,030
INCOME (LOSS) FROM DECONSOLIDATED OPERATIONS BEFORE INCOME TAX	(524,069,511)	222,625,741
PROVISION FOR (BENEFIT FROM) INCOME TAX	41,912,466	(10,411,312)
NET INCOME (LOSS) FROM DECONSOLIDATED OPERATIONS	(₱482,157,045)	₱212,214,429

**Represents period activity prior to the sale on April 26, 2023*

8. Cash and Cash Equivalents

This account consists of:

	2025	2024
Cash on hand and in banks	**₱2,791,478,648**	₱4,876,274,899
Cash equivalents	**2,767,930,523**	3,416,730,904
	5,559,409,171	8,293,005,803
Less: allowance for impairment loss	**414**	414
	₱5,559,408,757	₱8,293,005,389

Cash in banks earns interest at the prevailing bank deposit rates. Cash equivalents have terms with varying periods of up to three (3) months depending on the immediate cash requirements of the Group and earns annual interest at the respective rates.

Interest income from cash in banks and short-term investments amounted to ₱20.27 million, ₱33.84 million, and ₱35.4 million for the period ended March 31, 2025, 2024 and 2023, respectively (see Note 30).

	2024	2023
Balance at beginning of period	**₱414**	₱–
Effect of common control business combination	**–**	414
Balance at end of period	**₱414**	₱414

9. **Receivables**

This account consists of:

	2025	2024
Trade		
Insurance	**₱8,457,091,375**	₱8,097,428,126
Education	**1,634,096,268**	2,064,608,313
Car dealership	**531,431,029**	574,667,178
Other services	**361,581,088**	359,932,067
Other receivables		
Accrued interest receivable	**484,999,511**	523,125,965
Advances to officers and employees	**69,248,804**	65,440,999
Dividends receivable	**59,059,944**	50,718,196
Accrued referral incentives	**17,498,398**	23,568,101
Receivables from car plant	**28,623,293**	38,019,582
Advances to suppliers and contractors	**185,245**	1,019,664
Receivable from customers	**6,636,568**	5,421,537
Others	**74,870,924**	66,166,648
	11,725,322,447	11,870,116,376
Less allowance for impairment	**624,653,776**	607,449,886
	₱11,100,668,671	₱11,262,666,490

Trade receivables
The trade receivables are noninterest-bearing and collectible within one (1) year which consists of the following:

Insurance receivables
Premiums due and uncollected premiums arise from uncollected premiums on in-force policies which are collectible within the Group's grace period. Due from ceding companies are premiums receivable for assumed business from other insurance and reinsurance companies.

The amount of funds held by ceding companies is a percentage of the premiums, as stipulated in the treaty contracts. The reinsurance recoverable on paid losses is the amount recoverable from the reinsurers and retrocessionaires in respect of claims already paid by the Group.

Receivables from education
Receivables from education represent amounts arising from tuition and other matriculation fees which are normally collected at end of every school term before the students can proceed to the next term. This also includes receivable from Department of Education amounting to ₱122.7 million and ₱161.7 million as at March 31, 2025 and December 31, 2024, respectively, arising from the Senior High School (SHS) Voucher Program wherein qualified SHS students are given assistance on tuition fees. These receivables are noninterest-bearing and are generally collectible within one year.

Receivables from car dealership / automotive
Receivables from car dealership represent amounts arising from the sale of car, parts and accessories and services collectible within 30 days.

Receivables from other services
Receivables from other services represent amounts arising from management and consultancy services provided by the Group generally collectible within 30 days.

No trade receivables were used as collaterals to secure obligations as of March 31, 2025 and December 31, 2024.

Other receivables
Advances to officers and employees are interest-bearing and repaid on a monthly basis through salary deductions.

Receivable from customers
In 2017, certain trade receivables were reclassified as interest-bearing trade receivables after the Group and the customers agreed to extend the credit terms. These receivables bear interest of 5% per annum and will be repaid in five (5) years' time.

Receivables classified as "Others" consist of interest, commissions, and various receivables.

10. **Segregated funds**

Segregated fund assets
The group issues unit-linked insurance contracts. Premiums received from issuance of unit-linked insurance contracts are recognized as premium revenue. The consideration received from policyholders that are transferred to the segregated funds is recognized as part of the gross change in legal policy reserves in the statement of income. Cost of insurance and administrative charges are withdrawn from the consideration received from policyholders in accordance with the provisions of the unit-linked insurance contracts. After deduction of these charges, the remaining amounts in the fund assets are equal to the surrender value of unit-linked policies and are withdrawable anytime.

This account consists of the following:

	2025	2024
Variable-unit linked fund	**₱43,321,395,528**	₱42,142,462,815
GEM trust fund	**74,578,922**	–
	₱43,395,974,450	₱42,142,462,815

Variable-unit linked (VUL) fund

This fund consists of:

	2025	2024
Net asset value of segregated funds	**₱43,892,926,858**	₱42,688,319,471
Seed capital in segregated funds	**(536,227,212)**	(545,856,656)
	₱43,356,699,646	₱42,142,462,815

Subscriptions allocated to unit-linked funds represent the investment portion of variable unit-linked policies issued by the Group which were subsequently invested to unit-linked funds at the discretion of the policyholder.

The Group issues variable unit-linked insurance contracts where payments to policyholders are linked to internal investment funds set up.

11. **Reinsurance Assets**

This account consists of:

	2025	2024
Reinsurance recoverable on unpaid losses	**₱13,426,329,527**	₱13,693,992,453
Deferred reinsurance premiums	**3,836,483,775**	4,661,968,741
	₱17,262,813,302	₱18,355,961,194

Reinsurance recoverable on unpaid losses represents balances due from reinsurance companies. Recoverable amounts are estimated in a manner consistent with the outstanding claims provision and are in accordance with the reinsurance contract.

Deferred reinsurance premiums related to reinsurance premiums ceded that pertain to the unexpired periods at end of the reporting period.

12. **Inventories**

This account consists of:

	2025	2024
Merchandise:		
Automotive units	**₱356,330,424**	₱271,066,384
Parts, service materials and accessories	**125,508,352**	162,223,824
Others	**773,199**	762,396
Subtotal	**482,611,975**	434,052,604
Less: Allowance for inventory obsolescence	**35,740,011**	35,738,515
	₱446,871,964	₱398,314,089

Merchandise includes automotive units, parts and accessories, food and beverages, bookstore inventory, among others.

Spare parts and supplies pertain to inventory items used in the repair and maintenance of the Group’s property and equipment.

The Group recognizes inventory write-down whenever the net realizable value (NRV) of the existing inventories is lower than its cost.

The cost of inventories with allowance for inventory obsolescence amounted to ₱35.74 million as of March 31, 2025 and of December 31, 2024, respectively.

The rollforward of allowance for inventory obsolescence is as follows:

	2025	2024
Balance at beginning of year	**₱35,738,515**	₱35,966,255
Provision (Recoveries)	**1,496**	15,855,105
Write-off	**–**	(16,082,845)
Impairment balance	**35,740,011**	35,738,515
Effect of deconsolidated operations	**–**	–
Balance at end of year	**₱35,740,011**	₱35,738,515

No inventories were pledged as security to obligations as of March 31, 2025 and December 31, 2024.

13. Loans receivable

This account consists of:

	2025	2024
Long-term commercial papers	**₱1,060,854,215**	₱1,117,501,332
Policy loans	**775,056,651**	740,695,715
Due from:		
Held for trust	**21,034,139**	22,710,757
Agents	**27,074,538**	23,566,818
GEM trust fund	**2,742,872**	7,855,950
Others	**96,345,067**	153,118,958
	1,983,107,482	2,065,449,530
Less: Allowance for impairment	**11,946,016**	5,865,171
	₱1,971,161,466	₱2,059,584,359

Long-term commercial papers pertain to the Group's investments in unquoted private debt securities and corporate notes with annual interest rates ranging from 3.30% to 7.26% and from 2.46% to 7.82% as of December 31, 2024 and 2023, respectively, and maturities ranging from 2025 to 2031 and 2024 to 2028 as of December 31, 2024 and 2023, respectively.

Policy loans pertain to interest-bearing loans granted to policyholders. The policyholders' cash surrender values on their life insurance policies serve as collateral on the loans. Interest charged on these loans is at 6%-8% per annum on Peso and US Dollar loans, equivalent to the ceiling rates mandated by the IC.

The rollforward of allowance for impairment of loans receivable is as follows:

	2025	2024
Balance at beginning of year	**₱5,865,171**	₱6,200,460
Provisions (Recovery)	**6,080,845**	(335,289)
Effect of common control business combination	**–**	–
Balance at end of year	**₱11,946,016**	₱5,865,171

14. Prepaid Expenses and Other Current Assets

This account consists of:

	2025	2024
CWTs	**₱1,376,428,979**	₱1,308,286,889
Prepaid expenses	**577,977,597**	469,490,572
Unused supplies	**32,112,982**	27,313,715
Miscellaneous deposits	**76,651,751**	74,797,104
Input VAT	**208,569,007**	65,480,317
Prepaid taxes	**34,417,559**	12,324,729
Short-term investments	**5,605,485**	6,249,369
Others	**210,289,830**	209,228,163
	2,522,053,190	2,173,170,858
Less allowance for impairment	**8,690,513**	8,690,513
	₱2,513,362,677	₱2,164,480,345

CWTs pertain to unutilized creditable withholding tax which will be used as tax credit against income taxes due. CWTs were classified as current are assessed to be utilized the following year.

Prepaid expenses mainly include prepayments for membership fees, subscriptions, rentals and insurance, among others.

Miscellaneous deposits mainly represent the Group's refundable rental, utilities and guarantee deposits on various machinery and equipment items.

Short-term investments earn interest at the prevailing investment rates and have maturity of less than one year. These include investments held for government and private entities for the purpose of undertaking socio-economic studies and development projects.

Advances to suppliers and contractors represent down payment to subcontractors for the contract work to be performed and advance payment for the purchase of various construction materials.

Others include various deposits and other supplies, among others.

15. Financial Assets

A. Financial assets at fair value through profit or loss (FVTPL)

This account consists of:

	2025	2024
Unquoted debt securities	**₱6,138,973,248**	₱5,886,745,147
Mutual funds	**751,224,721**	637,948,468
Seed capital in variable unit-linked segregated funds	**536,227,212**	545,856,657
Listed equity shares	**494,416,020**	466,425,227
Private debt securities	**245,989,835**	272,664,770
Government securities	**101,494,261**	93,750,471
	₱8,268,325,297	₱7,903,390,740

Unquoted debt securities are with embedded derivatives features such as credit linked notes and foreign currency swap amounting to ₱6.16 billion and ₱5.89 billion in March 31, 2025 and

December 31, 2024, respectively, and are designated as financial assets at FVPL. These investments are all denominated in local currency with interest rates ranging from 6.0% to 8.7% in 2025 and 2024. These credit-linked notes will expire in 2029 and 2030.

The rollforward of financial assets at FVTPL is as follows:

	2025	2024
Balance at beginning of year	**₱7,903,390,740**	₱6,422,981,790
Addition	**858,467,583**	2,117,011,274
Disposal	**(506,592,657)**	(628,345,588)
Effect of foreign currency	**(11,720,583)**	–
Fair value gains (losses)	**24,780,214**	(8,256,736)
Balance at end of year	**₱8,268,325,297**	₱7,903,390,740

The calculated range of fair values are based on the following combination of inputs/ methodologies:

- Underlying index's volatility
- Reference entity's credit risk
- Discount rate

B. Financial assets at fair value through other comprehensive income (FVOCI)

This account consists of:

	2025	2024
Quoted shares	**₱23,635,760,348**	₱23,736,363,719
Unquoted shares	**2,042,386,721**	1,813,779,216
	₱25,678,147,069	₱25,550,142,935

Movement in the fair value reserve recognized in other comprehensive income (net of tax effect) are follows:

	2025	2024
Attributable to equity holders of the parent:		
Balance at beginning of year	**(₱352,644,065)**	(₱47,667,218)
Income (loss) recognized in OCI	**337,564,404**	(324,275,403)
Reclassification	**–**	80,158,119
Disposal	**–**	(60,859,563)
Effect of deconsolidation of a subsidiary	**–**	–
Balance at end of year	**(15,079,661)**	(₱352,644,065)
Non-controlling interests:		
Balance at beginning of year	**250,183,400**	323,604,683
Income recognized in OCI	**(181,799,151)**	(73,421,283)
Balance at end of year	**68,384,249**	250,183,400
	₱53,304,588	(₱102,460,665)

Dividend earned from equity investments at FVOCI amounted to ₱0.34 million, ₱0.28 million and ₱0.51 million in 2025, 2024, and 2023, respectively (Note 29).

No equity investments at FVOCI were pledged as security to obligations as of March 31, 2025 and December 31, 2024, respectively.

C. Investment securities at amortized cost

This account consists of:

	2025	2024
Government debt securities	**₱4,108,188,650**	₱4,113,571,760
Private debt securities	**260,983,977**	265,730,379
	₱4,369,172,627	₱4,379,302,139

Interest rate of investment securities at amortized cost are ranging from 1.65% to 8.00% as of March 31, 2025 and December 31, 2024, respectively.

No investment securities at amortized cost were pledged as security to obligations as of March 31, 2025 and December 31, 2024, respectively.

16. Investments in Associates and Joint Ventures

The Group's associates and joint venture accounted for using the equity method as of March 31 follows:

	Place of Incorporation	Nature of Business	Functional Currency	Percentage of Ownership	
				Mar 2025	Dec 2024
Associates:					
Hi-Eisai Pharmaceutical, Inc. (HEPI)	Philippines	Pharmaceutical	Philippine peso	**50.00**	**50.00**
Petroenergy Resources Corporation (PERC) *	Philippines	Renewable energy	Philippine peso	**30.57**	**30.57**
Manila Memorial Park Cemetery, Inc. (MMPC)	Philippines	Funeral service	Philippine peso	**26.48**	**26.48**
Sojitz G Auto Philippines Corporation (SGAPC)	Philippines	Automotive distributor	Philippine peso	**20.00**	**20.00**
RCBC Realty Corporation (RRC)	Philippines	Realty	Philippine peso	**10.00**	**10.00**
EEI Corporation	Philippines	Construction	Philippine peso	–	–

**In 2024, the Parent Company purchased 8,396,870 shares, increasing its ownership to 30.57%*

The rollforward analysis of this account follows:

	2025	2024
Acquisition cost:		
Balance at beginning of year	**₱2,845,785,250**	₱4,281,066,470
Additions	**40,000,000**	174,432,352
Disposal	–	(567,739,070)
Reclassification	–	(1,041,974,502)
Effect of deconsolidation of a subsidiary	–	–
Balance at end of year	**2,885,785,250**	2,845,785,250
Accumulated impairment loss	**(364,312,330)**	(364,312,330)
Accumulated equity in net earnings:		
Balance at beginning of year	**2,363,064,264**	2,092,762,160
Equity in net earnings	**147,716,008**	81,479,896
Dividend received	–	(82,958,771)
Reclassification	–	271,780,979
Effect of deconsolidation of a subsidiary	–	–
Balance at end of year	**2,510,780,272**	2,363,064,264

	2025	2024
Share in other comprehensive gain (loss) of an associate:		
Cumulative translation adjustments	**35,002,552**	35,002,552
Remeasurement gain (loss) on retirement liability	**(6,174,160)**	(5,740,974)
Revaluation increment	**–**	–
Changes in fair value of investments carried at FVOCI	**579,262**	511,112
	29,407,654	29,772,690
	₱5,061,660,846	₱4,874,309,874

EEI
As disclosed on Note 6, the Parent Company sold 20% investment holdings in EEI resulting to loss of control over the subsidiary. The remaining investment of 35.34% was accounted for as an investment in associate. Subsequently, on May 22, 2023, the Parent Company sold 148,664,942 common shares representing 14.34% of the outstanding shares of EEI. Proceed from the sale amounted to ₱1.08 billion. The sale which reduced the Parent Company's holdings of EEI to 21% is accounted as disposal of investment in an associate. The Parent Company recognized gain from sale amounting to ₱0.58 billion.

As of December 31, 2023, the Parent Company classified 4.5% interest in EEI as "Asset Held for Sale" and remeasured at ₱337.38 million. The transaction was accounted as noncash investing activity in the 2023 consolidated statement of cash flows. The asset was subsequently sold on January 5, 2024. On February 23, 2024, the Parent Company sold another 1.5% interest in EEI. As of December 31, 2024, the Parent Company's investment in EEI is classified as financial assets at FVOCI.

RRC
RRC was incorporated on July 29, 1997 and is presently engaged in developing real estate and leasing condominium units for commercial and/or residential purposes.

PERC
In April 2019, the Parent Company purchased additional 4,153,651 shares of PERC, an entity listed with PSE, amounting to ₱17.8 million, resulting to an increase in ownership interest from 28.36% to 29.10%. In 2024, the Parent Company purchased 8,396,870 shares, increasing its ownership to 30.57%.

Its share price amounted to ₱3.58 and ₱3.60 per share as of March 31, 2025 and December 31, 2024, respectively.

MMPC
MMPC was incorporated and registered with the SEC on September 26, 1962 primarily to engage in development and sale of memorial lots.

SGAPC
On November 8, 2019, the Parent Company purchased 2,500,000 shares of SGAPC from Sojitz Corporation amounting to ₱50.00 million or equivalent to 20.00% ownership equity.

The reconciliation of the net assets of the associates and joint ventures to the carrying amounts of the interests in significant associates and joint ventures recognized in the consolidated financial statements is as follows (in millions):

As of March 31, 2025 and December 31, 2024, no investments in associates were pledged as security to obligations.

17. Investment Properties

The rollforward analysis of this account follows:

	2025	2024
Cost:		
Balance at beginning of year	**₱13,069,905,940**	₱11,010,049,133
Additions	**4,634,798**	145,556,063
Reclassification	**–**	1,915,467,631
Effect of common control business combination	**–**	–
Effect of deconsolidation of a subsidiary	**–**	–
Disposals	**(220,000)**	(1,166,888)
Balance at year end	**13,074,320,738**	13,069,905,939
Accumulated depreciation:		
Balance at beginning of year	**(674,521,895)**	185,660,228
Depreciation	**(26,588,992)**	245,352,203
Reclassification	**–**	243,509,464
Effect of common control business combination	**–**	–
Deconsolidation	**–**	–
Balance at year end	**(701,110,887)**	674,521,895
	₱12,373,209,851	₱12,395,384,044

Properties classified as investment properties include the following:

- Parcel of land located in Makati owned by SLRHSI with the carrying value of ₱1,961.07 million.
- Heritage lots held for capital appreciation of the Parent Company amounted to ₱0.6 million.
- Parcel of land, building, building improvements and machinery and equipment situated in Taguig City owned by ATYC with carrying value of ₱6,132.04 million.
- Parcel of land located in Tarlac with carrying value of ₱2,673.17 million acquired by the Group in 2023. The acquisition includes cash paid in 2023 amounting to ₱534.63 million and the balance for installment payment is treated as noncash investing activity in the 2023 consolidated statement of cashflow. As of March 31, 2025 and December 31, 2024, the installment payable consist of the following:

	2025	2024
Current	**₱711,932,964**	₱669,152,694
Noncurrent	**757,448,262**	1,469,381,226
	₱1,469,381,226	₱2,138,533,920

As of December 31, 2024, the aggregate fair values of land amounted to ₱20.63 billion, which was determined based on valuation performed by an independent SEC accredited appraiser in 2024. The fair value of the land was determined using the market approach which is a valuation technique that uses prices and other relevant information generated by market transactions involving identical or comparable assets and adjusted to reflect differences on size, and shape (Level 3 – Significant unobservable inputs).

Rental income derived from the investment properties amounted to ₱222.05 million, ₱181.25 million, and ₱183.76 million in 2025, 2024 and 2023, respectively. Total direct expenses incurred in relation to these investment properties amounted to ₱80.85 million, ₱68.15 million and ₱70.91 million in 2024, 2023 and 2022, respectively.

None of the investment properties were pledged as a security to obligations as of March 31, 2025 and December 31, 2024, respectively.

18. Property and Equipment

Property and equipment at revalued amount

Movements in the revalued land are as follows:

	2025	2024
Balance at beginning of year	**₱15,015,152,509**	₱15,469,825,819
Change in revaluation increment	–	1,101,121,690
Reclassification	–	(1,555,795,000)
Balance at end of year	**₱15,015,152,509**	₱15,015,152,509

Land at revalued amounts consists of owner-occupied property wherein the school buildings, car dealership showroom, and other facilities are located.

As of December 31, 2024, the appraised values of the parcels of land were determined using the market approach which is a valuation technique that uses prices and other relevant information generated by market transactions involving identical or comparable assets and adjusted to reflect differences on size, shape and terrain and location among others. The significant unobservable valuation input is price per square meter (level 3 – Significant unobservable inputs). The parcels of land were valued in terms of their highest and best use. The valuation was performed by an independent SEC-accredited appraiser as of December 31, 2024.

In 2024 and 2023, the Group revalued its land based on the appraisals made by SEC accredited appraisers. As of March 31, 2025 and December 31, 2024, the cost of the parcels of land carried at revalued amounts amounted to ₱4,284 million, respectively.

Property and equipment at cost:

The rollforward analysis of this account follows:

	2025	2024
Cost		
Land, Buildings and Improvements	**₱7,545,296,416**	₱7,497,551,822
Machinery, Tools & Construction Equipment	**524,742,040**	516,288,842
Transportation & Service Equipment	**714,887,661**	704,971,759
Furniture, Fixtures & Office Equipment	**4,904,402,951**	4,822,080,205
	13,689,329,068	13,540,892,628
Less: Accumulated Depreciation	**(8,183,274,436)**	(8,027,517,727)
	5,506,054,632	5,513,374,901
Construction in Progress	**3,844,052,625**	3,523,871,561
Net book value	**₱9,350,107,257**	₱9,037,246,462

None of the property and equipment were pledged as a security to obligations as of March 31, 2025 and December 31, 2024.

19. **Deferred Acquisition Costs - net**

As of March 31, 2025 and December 31, 2024, details of deferred acquisition costs net of deferred reinsurance commissions follow:

	2025	2024
Deferred acquisition costs	**₱537,762,701**	₱527,720,153
Deferred reinsurance commissions	**(216,081,484)**	(245,799,378)
	₱321,681,217	₱281,920,775

20. **Goodwill**

The carrying amount of goodwill allocated to each of the CGUs follows:

	2024	2024
IPO	**₱32,644,808**	₱32,644,808
MESI	**137,583,345**	137,583,345
Business combination of IPO and AEI	**5,948,111**	5,948,111
	₱176,176,264	₱176,176,264

<u>Goodwill of IPO</u>
Management determined that the recoverable amount of the goodwill balance of IPO were fair values less costs of disposal wherein the fair values are the quoted prices of the shares of stocks of IPO in the Philippine Stock Exchange as of March 31, 2025 and December 31, 2024 and incorporated control premium in the said fair values (Level 3 – Significant unobservable inputs). Management assessed that the costs of disposal, which mainly consist of the stock transaction tax, brokers’ commission and transaction fee with the stock exchange to be insignificant.

In 2024 and 2023, management assessed that the recoverable amount of the goodwill balances exceeds their carrying values, thus, no impairment loss should be recognized.

Sensitivity to changes in assumptions
Management believes that no reasonably possible change in any of the above key assumptions would cause the carrying value of CGU to which the goodwill was attributed to materially exceed its recoverable amount.

<u>Goodwill of MESI</u>
The goodwill recognized in the consolidated statement of financial position amounting ₱137.85 million as of March 31, 2025 and December 31, 2024 pertains to the excess of the acquisition cost over the fair values of the net assets of MESI acquired by the Group through IPO in 1999.

In 2024 and 2023, Management assessed that the recoverable amount of the goodwill balances exceeds their carrying values, thus, no impairment loss should be recognized.

Key assumptions used in the value in use (VIU) calculation
The Group performed impairment testing on goodwill arising from acquisition of MESI wherein MESI was considered as the CGU. No impairment testing was done on the goodwill from business combination of IPO and AEI amounting to ₱5.95 million goodwill as the Group assessed it as not material to the consolidated financial statements. In 2025, 2024 and 2023, management assessed that no impairment loss should be recognized.

Key assumptions used in the value in use (VIU) calculation
As at December 31, 2024 and 2023, the recoverable amount of the CGU has been determined based on a VIU calculation using five-year cash flow projections. Key assumptions in the VIU calculation of the CGU are most sensitive to the following:

- Future revenues and revenue growth rates. Cash flow projections based on financial budgets approved by management and the BOD covering a five-year period.
- Long-term growth rates (3.05% for 2024 and 4.66% for 2023). The long-term growth rate considers the historical growth rate of MESI and the long-term growth rate for the education industry sector.
- Discount rate (11.8% for 2024 and 11.4% for 2023). The discount rate used for the computation of the net present value is the weighted average cost of capital and was determined by reference to comparable listed companies in the educational sector.

Sensitivity to changes in assumptions
Management believes that no reasonably possible change in any of the above key assumptions would cause the carrying value of goodwill to materially exceed its recoverable amount.

<u>Goodwill arising from Business Combination</u>
With the effectivity of the merger on May 2, 2019 between IPO and AC Education, Inc. (AEI), the wholly owned education arm of Ayala Corporation (AC), IPO became 48.18% owned by HI and 33.5% owned by AC.

As a result of the merger, IPO issued to AC an aggregate of 295,329,976 shares with par value of ₱1.0 per share for a total fair value of ₱3,591.21 million based on IPO's quoted closing rate per share as of May 2, 2019 in exchange for the transfer of the net assets of AEI. The excess of the fair value of shares issued over the par value was recognized as additional paid-in capital.

The IPO Group recognized the following intangible assets in 2019 as a result of the merger (amount in thousands):

Intellectual property rights	₱523,103
Student relationship	116,009
Goodwill	13,472
	₱652,584

Intellectual property rights have infinite life and the student relationship have an estimated useful life of 5 years to 7 years based on the contractual relationship between the school entities and its students. These assets are attributed from the acquisition of operating schools NTC, APEC and UNC.

Intellectual Property Rights
As of March 31, 2025 and December 31, 2024, the Group performed impairment testing on intellectual property rights using the income approach (royalty relief method) wherein recoverable value is computed based on royalty savings. Key assumptions used are as follows:

- Revenue projections and long-term growth rate (3% for 2024 and 2023). Revenue projections based on financial budgets approved by management and the BOD. The long-term growth rate considers the expected growth rate in the education industry sector.
- Discount rates (14% to 16% for 2024 and 2023). The discount rate used for the computation of the net present value is the weighted average cost of capital and was determined by reference to comparable listed companies in the educational sector.

- Royalty rates (0.5% to 5% for 2024 and 2023). This is based on the publicly available information on franchising of educational institutions in the Philippines, with consideration on the operational risk of the involved entity.

The Group's impairment testing resulted to the recognition of ₱32.8 million and ₱32.2 million impairment loss on intellectual property rights of APEC in 2023 and 2022, respectively (nil in 2021). The carrying value of intellectual property rights as of December 31, 2023 and December 31, 2024 amounted to ₱447.68 million, respectively (Note 21).

Student Relationship
The carrying value and movement of student relationship as of September 30, 2024 and for the year ended December 31 follows (amount in thousands):

	2025	2024
Cost from business combination	**₱116,009**	₱116,009
Accumulated amortization:		
Beginning balance	**(113,038)**	(109,977)
Amortization and impairment	**(557)**	(3,061)
Ending balance	**(113,595)**	(113,038)
Balance at end of the year	**₱2,414**	₱2,971

Amortization amounted to ₱0.6 million in 2025, and ₱3.1 million 2024.

21. **Other Noncurrent Assets**

This account consists of:

	2025	2024
Intellectual property rights (Note 23)	**₱447,676,000**	₱447,676,000
Deferred input VAT	**445,204,483**	407,837,852
CWT - net of current portion	**273,492,460**	283,295,422
Miscellaneous deposit	**68,260,747**	62,790,636
Accrued rent income	**58,636,608**	58,867,410
Computer software	**42,013,267**	41,129,138
Student relationship	**2,413,976**	2,971,048
Others	**13,061,990**	13,841,501
	₱1,350,759,531	₱1,318,409,007

Intellectual property rights and student relationship are the intangible assets acquired in May 2019 through the merger between IPO and AC Education, Inc. (AEI), the wholly owned education arm of Ayala Corporation (see Note 23).

Miscellaneous deposits include rental and security deposits.

Rollforward of computer software follows:

	2025	2024
Cost		
Balance at beginning of year	**₱207,960,718**	₱157,085,574
Additions	**3,293,519**	50,875,144
Effect of deconsolidation of a subsidiary	**–**	–
Balance at end of year	**211,254,237**	207,960,718
Accumulated Amortization		
Balance at beginning of year	**166,831,580**	130,795,689
Amortization	**2,409,390**	34,723,168
Reclassifications and adjustments	**–**	1,312,723
Effect of deconsolidation of a subsidiary	**–**	–
Balance at end of year	**169,240,970**	166,831,580
Net Book Value	**₱42,013,267**	₱41,129,138

22. Accounts Payable and Other Current Liabilities

This account consists of:

	2025	2024
Accounts payable	**₱2,628,918,271**	₱3,246,048,801
Accrued expenses	**1,425,786,496**	1,400,304,688
Commission payable	**1,158,144,285**	1,139,931,040
Installment payable - current portion (Note 17)	**711,932,964**	1,340,936,496
Output tax payable	**982,288,875**	1,010,226,046
Withholding taxes and others	**597,478,042**	773,641,911
Customer’s deposit	**588,417,842**	579,209,692
Provisions	**191,768,875**	187,627,712
Dividends payable	**76,726,957**	82,744,697
Reserve for guards	**96,406,163**	52,397,241
SSS and other contributions	**9,443,160**	16,691,813
Payable to land transportation office	**8,786,820**	8,335,196
Chattel mortgage payable	**1,058,026**	1,482,047
Miscellaneous payables	**42,859,744**	43,540,444
	₱8,520,016,520	₱9,883,117,824

Accounts payable pertains to the Group’s obligation to local suppliers. The normal trade credit terms of accounts payable and accrued expenses of the Group are expected to be settled within the next twelve (12) months.

Accrued expenses consist of:

	2025	2024
Utilities expenses	**₱422,352,390**	₱467,690,179
Interest	**194,384,878**	263,673,518
Payable to suppliers	**193,311,134**	164,900,933
Salaries and wages	**208,226,617**	163,242,966
Security services	**107,389,933**	97,821,867
Professional fees	**48,123,478**	48,285,709
Accrued insurance	**2,870,174**	19,262,261
Others	**249,127,892**	175,427,255
	₱1,425,786,496	₱1,400,304,688

Other accrued expenses mainly consist of accrual for professional fees, outside services, utilities and other expenses that are expected to be settled within one year.

Provisions were provided for claims by third parties in the ordinary course of business. As allowed by PAS 37, *Provisions, Contingent Liabilities and Contingent Assets*, only a general description is provided as the disclosure of additional details beyond the present disclosures may prejudice the Group's position and negotiation strategies with respect to these matters.

23. Loans Payable

The Group availed loans from local banks. These loans are uncollateralized and short-term in nature. These loans have terms up to 1 year and bears interest ranging from 5.50% to 7.65%.

Movements in loans payable during the years ended December 31 follow:

	2025	2024
Balance at beginning of year	**₱5,635,000,000**	₱3,971,142,021
Availments	**1,365,813,000**	4,163,500,000
Payments	**(1,096,500,000)**	(2,499,642,021)
Balance at end of year	**₱5,904,313,000**	₱5,635,000,000

24. Long-term Debt

Movements in the account follow:

	2025	2024
Balance at beginning of year	**₱2,715,302,650**	₱2,741,811,250
Payments	**(8,143,400)**	(32,573,600)
Effect of deconsolidation of a subsidiary	**–**	–
Transaction costs	**1,516,250**	6,065,000
Balance at end of year	**2,708,675,500**	2,715,302,650
Less current portion	**(24,430,200)**	(32,573,600)
	₱2,684,245,300	₱2,682,729,050

IPO

Unsecured

The Group, through NTC, entered into a 10-year unsecured term loan facility with a third-party local bank for ₱650.0 million to finance its building refurbishment and/or expansion (see Note 10). The principal payments will be made in 28 quarterly payments starting May 2022. As of December 31, 2020, total drawdown from the long-term loan facility amounted to ₱380 million. The ₱300 million is subject to 5.5% fixed rate and the ₱80 million is subject to annual repricing based on higher of 5.5% or the prevailing one year benchmark rate or done rate of a liquid/active security, as agreed by the parties, with the same tenor if benchmark rate is not reflective of market rate, plus interest spread. In September 2021, the ₱80 million was converted to a 5.5% fixed rate.

The loan is subject to certain covenants including maintaining a maximum debt-to-equity structure ratio (D:E ratio) of 3:1. As of December 31, 2024 and 2023, NTC has complied with its covenant obligations, including maintaining the required D:E ratio.

Secured
ATYC
On September 29, 2022, ATYC received ₱2.4 billion proceeds from the issuance of promissory note to RCBC that bears annual interest of 6.04%. The promissory note matures within three (3) years from the date of issuance.

The aforementioned loans require the Group to maintain certain financial ratios such as debt-to-equity ratio, current ratio and debt service coverage ratio calculated based on stipulation with the lender banks. As of March 31, 2025 and December 31, 2024, the Group was in compliance with all other loan covenants.

25. Contract Liabilities

Details of the Group's contract liabilities as of March 31, 2025 and December 31, 2024 are shown below.

	2025	2024
Current		
Education	**₱425,185,030**	₱1,290,123,387
Leasing	**181,265,903**	174,770,251
Total current contract liabilities	**₱606,450,933**	₱1,464,893,638
Noncurrent		
Leasing	**₱121,213,116**	₱112,250,951
Construction	**–**	–
Total noncurrent contract liabilities	**121,213,116**	112,250,951
Total contract liabilities	**₱727,664,049**	₱1,577,144,588

Contract liabilities from construction and infrastructure segment consist of down payments received in relation to construction contracts that will be recognized as revenue in the future as the Group satisfies its performance obligations.

Contract liabilities from education segment represent the unearned tuition fees and will be recognized as revenue when the related educational services are rendered. Contract liabilities related to the remaining performance obligations of the education segment are generally recognizable within one (1) year.

26. Insurance Contract Liabilities

This account consists of:

	2025	2024
Claims reported and IBNR	**₱17,919,564,699**	₱20,900,955,165
Legal policy reserves - net	**15,617,832,297**	15,595,935,363
Provision for unearned premiums	**6,781,320,836**	7,374,441,804
Insurance payables	**2,407,452,786**	3,084,837,963
Policy and contract claims payable	**1,553,742,326**	1,591,703,604
Premium deposit fund	**481,267,653**	430,762,610
Policyholders' dividends	**404,975,829**	387,707,123
Total insurance contract liabilities	**45,166,156,426**	49,366,343,632
Current contract liabilities	**29,504,062,065**	33,693,793,026
Noncurrent contract liabilities	**₱15,662,094,361**	₱15,672,550,606

27. **Revenues**

Set out below is the disaggregation of the Group's revenue from contracts with customers for the years ended March 31:

	January 1 to March 31		
	2025	2024	2023
Revenue from sale of services	**₱6,539,359,145**	₱8,771,303,117	₱495,618,191
Revenue from sale of goods	**999,338,362**	1,257,379,126	1,309,926,663
Revenue from school and related operations	**1,478,319,348**	1,275,725,238	1,073,364,032
	₱9,017,016,855	₱11,304,407,481	₱2,878,908,886

Disaggregated Revenue Information

Disaggregation of Revenue from sale of services:

	January 1 to March 31		
	2025	2024	2023
Financial services	**₱5,943,980,727**	₱8,255,457,609	₱–
Leasing services	**220,112,495**	181,245,667	183,757,453
Automotive services	**202,221,620**	185,923,205	189,419,546
Admin and management services	**117,724,570**	98,784,257	74,802,844
Death care services	**43,851,555**	36,551,626	35,340,079
Security services	**11,468,178**	13,340,753	12,298,268
	₱6,539,359,145	₱8,771,303,117	₱495,618,190

Disaggregation of Revenue from insurance and financial services:

	January 1 to March 31		
	2025	2024	2023
Net premiums earned	**₱5,323,030,368**	₱4,588,987,197	₱–
Net investment income	**(38,830,743)**	3,044,951,879	–
Commission income	**138,735,445**	140,264,022	–
Fee Income	**389,089,197**	376,552,501	–
Trust income	**131,956,460**	104,702,010	–
	₱5,943,980,727	₱8,255,457,609	₱–

Disaggregation of Revenue from sale of goods:

	January 1 to March 31		
	2025	2024	2023
Merchandise sales			
Vehicle units	**₱920,586,978**	₱1,185,691,057	₱1,230,685,711
Parts and Accessories	**74,212,686**	69,867,013	65,477,445
Food and Beverage	**4,538,698**	1,821,056	13,763,507
	₱999,338,362	₱1,257,379,126	₱1,309,926,663

Disaggregation of Revenue from school and related operations:

	January 1 to March 31		
	2025	2024	2023
Tuition and other matriculation fees	**₱1,434,304,074**	₱1,236,514,124	₱1,042,074,032
Other student-related income	**44,015,274**	39,211,114	31,290,000
	₱1,478,319,348	₱1,275,725,238	₱1,073,364,032

28. Cost of Sales and Services

This account consists of:

	January 1 to March 31		
	2025	2024	2023
Cost of merchandise sold	**₱968,230,398**	₱1,231,764,754	₱1,249,891,592
Cost of services	**4,719,564,949**	7,035,366,325	211,092,301
Cost of school and related operations	**887,589,438**	733,156,267	575,797,412
	₱6,575,384,785	₱9,000,287,346	₱2,036,781,305

Details of the Cost of Merchandise sold follows:

	January 1 to March 31		
	2025	2024	2023
Inventory, beginning	**₱ 532,627,643**	₱418,870,257	₱420,729,352
Purchases	**882,474,719**	1,345,522,140	1,240,703,586
Total goods available for sale	**1,415,102,362**	1,764,392,397	1,661,432,938
Less inventory end	**446,871,964**	532,627,643	418,870,257
Cost of inventories sold	**968,230,398**	1,231,764,754	1,242,562,681
Others	–	–	7,328,911
	₱968,230,398	₱1,231,764,754	₱1,249,891,592

Details of the Cost of School and Related Operations follows:

	January 1 to March 31		
	2025	2024	2023
Personnel expenses	**₱417,758,245**	₱354,537,502	₱279,481,062
Depreciation and amortization (Notes 13 and 14)	**117,979,295**	98,894,868	87,364,312
IT expense - software license	**62,328,468**	34,062,728	28,453,149
Student-related expenses	**54,520,027**	45,827,445	33,711,402
Management and other professional fees	**51,665,603**	57,843,570	33,609,247
Periodicals	**41,331,650**	40,171,661	33,929,556
Utilities	**33,979,124**	33,620,069	27,313,206
Advertising	**29,178,182**	11,680,919	4,794,839
Accreditation cost	**13,241,106**	9,470,544	8,376,121
Research and development fund	**12,959,244**	8,525,681	7,934,313
Tools and library books (Note 13)	**12,286,464**	11,769,952	6,652,954
Repairs and maintenance	**11,760,987**	11,785,804	6,693,635
Insurance	**5,699,431**	3,557,541	3,426,995
Seminar	**4,744,118**	3,449,951	942,615
Transportation and travel	**1,934,694**	1,685,731	2,164,413
Office supplies	**1,420,788**	1,990,999	1,223,797
Rent	**991,022**	1,578,306	1,740,291
Taxes and licenses	**917,140**	687,590	6,023,760
Entertainment, amusement and recreation	**372,611**	506,085	434,825
Miscellaneous	**12,521,239**	1,509,321	1,526,920
	₱887,589,438	₱733,156,267	₱575,797,412

Details of the Cost of Manpower and Services:

	January 1 to March 31		
	2025	2024	2023
Cost of insurance service	**₱4,498,045,551**	₱6,833,862,117	₱–
Materials, parts and accessories	**86,142,680**	58,534,943	60,821,779
Depreciation and amortization	**30,823,529**	26,824,947	25,678,741
Personnel expenses	**27,906,457**	41,888,255	23,608,144
Others	**76,646,732**	74,256,063	100,983,637
	₱4,719,564,949	₱7,035,366,325	₱211,092,301

Details of the Insurance Costs:

	January 1 to March 31		
	2025	2024	2023
Net insurance contract benefits and claims	**₱3,430,384,408**	₱ 5,879,363,269	₱–
Commission expense	**813,896,738**	750,110,462	–
Other underwriting expense	**113,474,782**	106,981,655	–
Other Expenses	**140,289,623**	97,406,731	–
	₱4,498,045,551	₱6,833,862,117	₱–

29. **Other Income - Net**

This account consists of:

	January to March 31		
	2025	2024	2023
Interest income	**₱37,107,472**	₱33,836,071	₱35,437,934
Space and car rental	**13,302,370**	3,307,559	4,365,013
Clinic charges	**5,411,908**	4,855,202	–
Rental income	**5,396,766**	6,168,401	4,411,296
Gain on sale of assets	**4,550,723**	275,909	–
Gain (Loss) - FVTPL Investments	**571,407**	153,773	234,499
Dividend income	**337,285**	277,665	51,700
Remeasurement gain (loss)	**–**	(245,052,123)	–
Foreign exchange gain (loss)	**(797,902)**	372,967	(2,234,429)
Miscellaneous	**22,822,036**	8,684,823	7,882,922
	₱88,702,065	(₱187,119,753)	₱50,148,935

30. General and Administrative Expenses

This account consists of:

	January 1 to March 31		
	2025	2024	2023
Personnel expenses	**₱492,487,167**	₱454,524,212	₱132,172,500
Security, janitorial and other services	**132,286,805**	110,916,936	8,535,525
Depreciation and amortization	**96,891,871**	82,387,189	50,267,133
Taxes and licenses	**84,005,065**	108,381,866	40,062,817
Office expenses	**58,104,343**	46,074,852	17,405,551
Rent, light and water	**50,568,473**	49,452,825	15,951,732
Professional fees	**40,988,273**	45,945,062	2,513,314
Advertising and promotions	**48,018,782**	61,302,203	31,539,260
Repairs and maintenance	**34,712,215**	25,486,774	6,179,625
Provision for probable losses	**33,951,812**	15,613,903	5,600,709
Seminars	**28,039,572**	23,232,949	1,123,025
Transportation and travel	**27,828,014**	28,741,855	5,087,194
Selling expenses	**24,379,147**	14,885,560	4,547,744
Commissions	**12,454,811**	10,912,058	10,649,074
Insurance	**9,670,672**	8,824,985	4,503,542
Management and other fees	**8,556,938**	22,101,857	24,027,291
Entertainment, amusement and recreation	**2,453,017**	9,676,603	4,327,336
Provision for inventory obsolescence	**-**	1,400,000	-
Donations and contributions	**(4,278,360)**	3,635,178	-
Miscellaneous	**19,778,756**	27,402,116	52,070,600
	₱1,200,897,373	₱1,150,898,983	₱416,563,972

Miscellaneous expense includes dues and subscriptions, periodicals, training and seminar, bank charges, legal and notarial services and other admin charges.

31. Depreciation and Amortization

This account consists of depreciation and amortization from continued operation as follows:

	January 1 to March 31		
	2025	2024	2023
Cost of sales and services			
Manpower and other services	**₱30,823,529**	₱26,824,947	₱25,678,741
School and related operations	**117,979,295**	98,894,868	87,364,312
	148,802,824	125,719,815	113,043,053
General and administrative expenses	**96,891,871**	126,919,408	50,267,133
	₱245,694,695	₱252,639,223	₱163,310,186

32. Interest and Finance Charges

The Group's interest and finance charges consist of interest on the following:

	January 1 to March 31		
	2025	2024	2023
Loans payable (short-term)	**₱69,362,632**	₱74,310,447	₱77,402,748
Long-term debt	**64,921,081**	38,048,487	64,090,322
Lease liabilities	**12,225,036**	5,393,103	9,706,655
Others	**82,937**	–	–
	₱146,591,686	₱117,752,037	₱151,199,725

33. Earnings Per Share

Basic and diluted earnings (loss) per share amounts attributable to equity holders of the Group are computed as follows:

Basic earnings (loss) per share

	2025	2024	2023
Net income attributable to equity holders of parent company	**₱646,848,847**	₱245,565,537	(₱8,018,156)
Less dividends attributable to preferred shares	–	–	99,683,625
Net income applicable to common shares	**646,848,847**	245,565,537	(107,701,781)
Divided by the weighted average number of common shares	**1,469,302,230**	1,469,302,230	776,465,281
Basic earnings per share	**₱0.4402**	₱0.1671	(₱0.1387)

Diluted earnings (loss) per share

	2025	2024	2023
Net income applicable to common share for basic earnings per share	**646,848,847**	₱245,565,537	(₱107,701,781)
Net income applicable to common stockholders for diluted earnings per share	**646,848,847**	245,565,537	(107,701,781)
Weighted average number of shares of common stock	**1,469,302,230**	1,469,302,230	776,465,281
Weighted average number of shares of common stock for diluted earnings per share	**1,469,302,230**	1,469,302,230	776,465,281
Diluted earnings per share	**₱0.4402**	₱0.1671	(₱0.1387)

34. Capital Stock

Preferred stock
The authorized preferred stock is 2,500,000,000 shares at ₱0.40 par value. There are no preferred shares outstanding as of March 31, 2025 and December 31, 2024.

Common stock
The authorized common stock is 1,470,000,000 shares at ₱1.50 par value.

A reconciliation of the number of common shares outstanding as at March 31, 2025, December 31, 2024 and 2023 follows:

	2025		2024		2023	
	Amount	**Shares**	Amount	Shares	Amount	Shares
Balance at beginning of year	**₱1,165,147,926**	**776,765,281**	₱1,165,147,926	776,765,281	₱1,165,147,926	776,765,281
Issuance of new shares	**1,039,255,421**	**692,836,949**	1,039,255,421	692,836,949	1,039,255,421	692,836,949
Balance at end of year	**2,204,403,350**	**1,469,602,230**	2,204,403,350	1,469,602,230	2,204,403,350	1,469,602,230
Treasury stock*	**(2,607,600)**	**(300,000)**	(2,607,600)	(300,000)	(2,607,600)	(300,000)
	₱2,201,795,746	**1,469,302,230**	₱2,201,795,746	1,469,302,230	₱2,201,795,746	1,469,302,230

**On May 24, 2013, the Parent Company repurchased 300,000 shares held as treasury stock at ₱8.69 per share for ₱2.61 million.*

On April 25, 2023, the BOD of the Parent Company approved the resolution to increase the authorized capital stock of the Parent Company from ₱2,875 million divided into 1,250,000,000 common shares with par value of ₱1.50 per share and 2,500,000,000 preferred shares with par value of ₱0.40 per share to ₱3,205 million divided into 1,470,000,000 common shares with par value of ₱1.50 per share and 2,500,000,000 preferred shares with par value of ₱0.40 per share.

On December 29, 2023, the Securities and Exchange Commission (SEC) approved the amendment of the Parent Company's Articles of Incorporation for the increase in its authorized capital stock relative to the share swap agreement between the Parent Company and GPL Holdings, Inc. (GPLHI) and PMMIC. Under the share swap agreement with GPLHI, the Parent Company issued 221,716,590 common shares to GPLHI in exchange for the acquisition of GPLH's 51% ownership over SunLife Grepa Financial, Inc. (SGFI) and 73,416,558 common shares in exchange for the acquisition of Grepa Realty Holdings Corporation (GRHC's) 51% ownership. Under the share swap agreement with PMMIC, the Parent Company issued 397,703,801 common shares to PMMIC in exchange for the acquisition of PMMIC's 77.33% ownership over MICO Equities, Inc. (MEI). As a result of the share swap agreements, the Parent Company recorded an increase in "Common Stock" and "Additional Paid-in Capital" amounting to ₱1.04 billion and ₱14.70 billion, respectively. The share swaps were accounted as noncash investing activities in the 2023 parent company statement of cash flows.

SEC approved the registration of the Parent Company's authorized capital stock before its listing date with the PSE, which was on July 2, 1962. The actual number of shares initially listed were 584,085 shares at an offer price of ₱10.0 per share. Total number of common shareholders was 367 as of March 31, 2025 and December 31, 2024, respectively.

35. Retained Earnings

On November 22, 2024, the Company approved the reversal of the appropriation amounting to ₱3.50 billion, which was intended to be used to finance the Company's planned investment and business expansion.

On August 9, 2024, the Company declared dividends of ₱73.47 million or ₱0.05 per share to ordinary shareholders on record as at August 27, 2024 and was subsequently paid on September 6, 2024.

On July 21, 2023, the Company declared dividends of ₱38.82 million or ₱0.05 per share to ordinary shareholders on record as at August 4, 2023 and was subsequently paid on September 1, 2023.

On November 24, 2023 and April 12, 2023, the Parent Company's BOD approved additional appropriation of retained earnings amounting to ₱1,705.0 billion and ₱0.5 billion, for planned investments and business expansion that the Parent Company intends to carry out for the next three (3) years, respectively.

Retained earnings include ₱1,529.85 million as of March 31, 2025 and December 31, 2024, respectively, representing treasury shares, appropriated retained earnings and deferred tax assets that are not available for dividend declaration. After reconciling items, the retained earnings of the Parent Company that are available for dividend declaration amounted to ₱5,474.49 million and ₱5,436.24 million as of March 31, 2025 and December 31, 2024, respectively.

Under the Tax Code, publicly-held Corporations are allowed to accumulate retained earnings in excess of capital stock and are exempt from improperly accumulated earnings tax.

Restrictions

The Group's retained earnings include accumulated earnings of subsidiaries, associate and joint venture amounting to ₱8,685.56 million and ₱8,076.96 million as of March 31, 2025 and December 31, 2024, respectively, not declared as dividends to the Group. Accordingly, these are not available for dividend declaration.

36. **Non-controlling Interests**

Material Partly-Owned Subsidiaries

MEI

On April 25, 2023, the Board of House of Investments Inc. approved the authority to enter in a Share Swap Agreement with Pan Malayan Management & Investment Corporation (PMMIC), whereby HI will issue 397,703,801 common shares to PMMIC in exchange for the acquisition of 100% of PMMIC's outstanding shareholdings in MICO Equities, Inc (MEI which is equivalent to 77.33% of MEI.

SLGFI

On April 25, 2023, the Board of House of Investments Inc. approved the authority to enter in a Share Swap Agreement with GPL Holdings, Inc, whereby HI will issue 295,133,148 common shares to GPLH in exchange for the acquisition of 100% of GPLH's outstanding shareholdings in Sunlife Grepa Financial Inc. (SLGFI) and Grepa Realty Holdings Corporation (GRHC). As of this date GPL directly owns 51% of SLGFI and 49% of GRHC. SLGFI also owns 51% of GRHC, thus GPL's effective ownership in GRHC is 75%.

RTC

In 2023, the Parent company invested ₱40.0 million for a 40% stake in RCBC Trust Corporation.

SLRHSI

In February 2022, the Parent Company sold 1,612,759 common shares representing 14.64% ownership of SLRHSI to Sojitz Corporation. Further, on November 15, 2022, Sojitz Corporation subscribed and paid for additional authorized capital stock applied for by SLRHSI. Accordingly, the ownership stake of the Parent Company decreased from 100% to 60%.

IPO
In May 2019, the Parent Company sold the 281,642 shares of MESI to IPO, which represents 7% ownership in MESI. With this acquisition, MESI became 100% indirectly-owned subsidiary of the Parent Company through IPO. Subsequently, IPO issued 295,329,976 common shares from its unissued capital stock to AC, the parent company of AEI, in exchange for the merger of IPO and AEI, with IPO being the surviving corporation. Upon merger, the Parent Company's ownership interest over IPO was reduced from 67.34% to 48.18%. The non-controlling interest increased from 32.66% to 51.82% or an increase of ₱2.52 billion.

37. Operating Segment Information

For management purposes, the Group's operating businesses are organized and managed separately according to the nature of the products and services provided, with each segment representing a strategic business unit that offers different products and serves different markets.

Segment financial information is reported on the basis that it is used internally for evaluating segment performance and allocating resources to segments.
The Group derives its revenue from the following reportable segments:

Property and Property services - represents property and project management services of the Group.

Education - primarily consists of revenues from IPO and subsidiaries in education and other related support services.

Automotive - represents automotive dealerships of the Group. The Car Dealership business of the Parent Company was consolidated under HI Cars, Inc. effective July 1, 2024.

Financial services - consists of non-life and life insurance arm of the Group.

Other Services - represent support services which cannot be directly identified with any of the reportable segments mentioned above. These include sale of pharmaceutical products, trading of consumer goods and rendering various services to the consumers.

Segment assets and liabilities exclude deferred income tax assets and liabilities. Inter-segment income arises from transactions that were made on terms equivalent to those that prevail in an arms-length transactions.

Management monitors construction revenue and segment net income for the purpose of making decisions about resource allocation. Segment performance is evaluated based on net income and construction revenue.

Transfer prices between operating segments are on an arm's length basis in a manner similar to transactions with third parties.

The tables below set out the Operating Segment Information as of March 31, 2025 and 2024, and December 31, 2024:

	For the period ended, March 31, 2025						
PHP in '000s	**Automotive***	**Education**	**Property & property servies***	**Financial services**	**Other services**	**Conso Adj**	**Consolidated**
Revenue	**1,197,021**	**1,478,319**	**303,883**	**5,943,981**	**165,331**	**(71,518)**	**9,017,017**
Net Income (Loss)	**43,903**	**326,261**	**27,781**	**562,689**	**136,159**	**(8,502)**	**1,088,291**
Segment Assets	**2,009,040**	**21,779,031**	**17,173,959**	**114,823,031**	**26,223,087**	**(15,904,613)**	**166,103,534**
Segment Liabilities	**1,743,382**	**4,720,849**	**8,701,025**	**94,345,739**	**1,164,647**	**987,132**	**111,662,775**
Investments in associates	**-**	**-**	**6,750**	**-**	**22,069,987**	**(17,015,076)**	**5,061,661**
Investment properties	**-**	**-**	**10,419,724**	**154,763**	**1,600,957**	**197,766**	**12,373,210**

	For the period ended, March 31, 2024 and December 31, 2024						
PHP in '000s	Automotive	Education	Property & property servies	Financial services	Other services	Conso Adj	Consolidated
Revenue	1,467,974	1,275,725	290,022	8,243,225	100,961	(73,499)	11,304,407
Net Income (Loss)	(124,108)	292,151	75,921	609,754	267,768	(444,925)	676,561
Segment Assets	1,892,233	22,217,983	17,528,478	115,823,702	26,136,019	(16,001,857)	167,596,558
Segment Liabilities	1,626,657	5,486,063	9,073,758	96,471,004	1,119,837	945,330	114,722,649
	-	-	-	-	-	-	-
Investments in associates	-	-	6,750	1,076,092	22,029,987	(18,238,519)	4,874,310
Investment properties	-	-	10,443,680	152,761	1,601,177	197,766	12,395,384

** Includes equity earnings/losses of the Parent Company in the said sector.*

38. Financial Instruments and Financial Risk Management Objectives and Policies

Management of Insurance Risk and Investment Risk of the Insurance Segment

<u>Insurance Risk</u>
Insurance risk pertains to the uncertainty of the amount and timing of any claim arising from the occurrence of an insured event. The principal risk the Company faces under an insurance contract is that the actual claims and benefit payments exceed the carrying amount of insurance liabilities. This is influenced by the frequency of claims, severity of claims, actual benefits paid are greater than originally estimated, and subsequent development of long-term claims.

Life Insurance Contracts
Terms and conditions
The Company principally writes life insurance where the life of policyholder is insured against death, illness, injury or permanent disability, usually for pre-determined amount.

Life insurance contracts offered by the Company mainly include whole life, term insurance, endowments and unit-linked products.

Whole life and term insurance are conventional products where lump sum benefits are payable on death.

Endowment products are savings products where lump sum benefits are payable after a fixed period or on death before the period is completed.

Unit-linked products differ from conventional policies in that a guaranteed percentage of each premium is allocated to units in a pooled investment fund and the policyholder benefits directly from the total investment growth and income of the fund.

The risks associated with the life and accident and health products are underwriting risk and investment risk.

The main risks the Company are exposed to include:

- Mortality risk - risk of loss arising due to policyholder death experience being different than expected.
- Morbidity risk - risk of loss arising due to policyholder health experience being different than expected.
- Expense risk - risk of loss arising from expense experience being different than expected.
- Policyholder decision risk - risk of loss arising due to policyholder experiences (lapses and surrenders) being different than expected.

These risks do not vary significantly in relation to the location of the risk insured by the Company, type of risk insured and by industry. Undue concentration by amounts could have an impact on the severity of benefit payments on a portfolio basis.

The Company's underwriting strategy is designed to ensure that risks are well diversified in terms of type of risk and level of insured benefits. This is largely achieved through diversification across industry sectors and geographical locations, the use of medical screening in order to ensure that pricing takes account of current health conditions and family medical history, regular review of actual claims experience and product pricing, as well as detailed claims handling procedures. Underwriting limits are in place to enforce appropriate risk selection criteria.

The table below sets out the Company's concentration of insurance risk based on the sum assured:

	2025		2024	
	Number of Policies	**Amount of Insurance**	Number of Policies	Amount of Insurance
Group life	**1,283**	**₱318,902,377,520**	1,218	₱280,571,195,367
Whole life	**48,841**	**27,851,624,523**	47,357	25,512,854,241
Endowment	**10,692**	**11,116,700,303**	10,486	10,882,309,210
Term	**15,817**	**23,622,984,535**	15,530	21,340,739,928
Accident and health	**621**	**217,495,264,327**	554	224,393,544,153
Variable unit-linked	**115,669**	**136,362,940,263**	112,752	131,444,789,433
	192,923	**₱735,351,891,472**	187,897	₱694,145,432,333

Key assumptions

Material judgment is required in determining the liabilities and in the choice of assumptions relating to insurance contracts. Assumptions in use are based on past experience, current internal data and conditions and external market indices and benchmarks, which reflect current observable market prices and other published information. Such assumptions are determined as appropriate at inception of the contract and no credit is taken for possible beneficial effects of voluntary withdrawals. Assumptions are further evaluated on a continuous basis in order to ensure realistic and reasonable valuations. Assumptions are subject to the provisions of the Code and guidelines set by the IC.

For insurance contracts, the Company determines the assumptions in relation to future deaths, illness or injury, policyholder experiences (lapses and surrenders) and investment returns at inception of the contract.

The reserves for traditional life insurance policies shall be valued, where appropriate, using the gross premium valuation. This is calculated as the sum of the present value of future benefits and expenses, less the present value of future gross premiums arising from the policy discounted at the appropriate risk-free discount rate. The expected future cash flows shall be determined using best estimate assumptions with due regard to significant recent experience and appropriate margin for adverse deviation from the expected experience.

For policies with coverages one year or less and for the risk portion of variable unit-linked policies, unearned premium reserves method is used.

The key assumptions to which the estimation and adequacy testing of liabilities are particularly sensitive are as follows:

- Mortality and morbidity rates
  Assumptions are based on rates of mortality and morbidity that are appropriate to the nature of the risks covered based on the Company's actual experience. The increase in mortality and morbidity rates will increase the legal policy reserves and result in a corresponding decrease in profit or loss.

- Discount rates
  The risk-free discount rate provided by IC shall be used for all cash flows to determine the liability of a traditional life insurance policy. The yield curve used as basis for the risk-free discount shall be obtained from the following sources:

  - For Philippine peso policies: BVAL rates
  - For US Dollar policies: International Yield Curve (IYC) from Bloomberg

  The increase in discount rate will decrease the legal policy reserves and result in a corresponding increase in remeasurement on legal policy reserves in OCI.

- *Lapses and/or persistency rates*

  Lapse and/or persistency rates reflective of the Company's actual experience are taken as the best estimate lapse and/or persistency assumption, with regard to changing Company practices and market conditions.

- *Non-guaranteed benefits*

  The level of non-guaranteed benefits under traditional life insurance policies to be valued, including policy dividends, are determined with due regard to the Company's duty to treat its policyholders fairly and meet policyholders' reasonable expectations.

Non-life Insurance Contracts

The principal risk the Group faces under insurance contracts is that the actual claims and benefit payments or the timing thereof, differ from expectations. This is influenced by the frequency of claims, severity of claims, actual benefits paid and subsequent development of claims. Therefore, the objective of the Group is to ensure that sufficient reserves are available to cover these liabilities.

The above risk exposure is mitigated by diversification across a large portfolio of insurance contracts and geographical areas. The variability of risks is also improved by careful selection and implementation of underwriting strategy guidelines, as well as the use of reinsurance arrangements.

The Group purchases reinsurance as part of its risks mitigation program. Reinsurance ceded is placed on both a proportional and non-proportional basis with retention limits varying by product line and territory. The majority of proportional reinsurance is quota-share reinsurance which is taken out to reduce the overall exposure of the Group to certain classes of business.

Non-proportional reinsurance is primarily excess-of-loss reinsurance designed to mitigate the Group's net exposure to catastrophe losses. Retention limits for the excess-of-loss reinsurance vary by product line and territory.

Amounts recoverable from reinsurers are estimated in a manner consistent with the outstanding claims provision and are in accordance with the reinsurance contracts. Although the Group has reinsurance arrangements, it is not relieved of its direct obligations to its policyholders and thus a credit exposure exists with respect to ceded insurance, to the extent that any reinsurer is unable to meet its obligations assumed under such reinsurance agreements.

The Group's placement of reinsurance is diversified such that it is neither dependent on a single reinsurer nor are the operations of the Group substantially dependent upon any single reinsurance contract.

The Group principally issues the following types of general insurance contracts: fire, motor car, personal accident, marine, engineering, bonds and miscellaneous casualty. The most significant risks arise from climate changes and natural disasters. These risks do not vary significantly in relation to the location of the risk insured by the Group, type of risk insured and by industry.

To further reduce the risk exposure, the Group requires strict claim review policies to assess all new and ongoing claims, regular detailed review of claims handling procedures and frequent investigation of possible fraudulent claims.

The Group further enforces a policy of actively managing and prompt pursuing of claims, in order to reduce its exposure to unpredictable future developments that can negatively impact the Group.

The Group also has limited its exposure level by imposing maximum claim amounts on certain contracts as well as the use of reinsurance arrangements in order to limit exposure to catastrophic events. The purpose of these underwriting and reinsurance strategies is to limit exposure to catastrophes to a predetermined maximum amount based on the Group's risk appetite as decided by management.

The tables below set out the concentration of the claims liabilities by type of contract.

	2025		
	Gross	**Reinsurers' Share**	**Net**
Fire	**₱15,145,872,274**	**₱12,100,137,829**	**₱3,045,734,445**
Engineering	**617,403,657**	**255,213,716**	**362,189,941**
Marine cargo	**751,862,464**	**214,949,834**	**536,912,630**
Motor	**525,625,900**	**516,533,449**	**8,891,850**
Miscellaneous casualty	**638,645,962**	**314,561,881**	**324,084,081**
Bonds	**39,383,339**	**16,301,265**	**23,082,074**
Others	**200,771,103**	**8,430,953**	**192,340,150**
	₱17,919,564,699	**₱13,426,329,528**	**₱ 4,493,235,171**

	2024		
	Gross	Reinsurers' Share	Net
Fire	₱15,223,742,034	₱12,280,475,827	₱2,943,266,207
Engineering	779,493,719	405,297,655	374,196,064
Marine cargo	709,989,156	155,856,049	554,133,107
Motor	529,882,791	516,533,449	13,349,342
Miscellaneous casualty	631,481,997	311,205,612	320,276,385

Bonds	39,391,054	16,,301,265	23,089,789
Others	204,535,280	8,322,596	196,212,684
	₱18,118,516,031	₱13,693,992,453	₱4,424,523,578

Key Assumptions
The principal assumption underlying the liability estimates is the Group's future claims development will follow a similar pattern to past claims development experience. This includes assumptions in respect of average claim costs, claims handling costs, claims inflation factors and claim numbers for each accident year. Additional qualitative judgments are used to assess the extent to which past trends may not apply in the future, for example one-off occurrence, changes in market factors such as public attitude to claiming, economic conditions, as well as internal factors such as portfolio mix, policy conditions and claims handling procedures. Judgment is further used to assess the extent to which external factors such as judicial decisions and government legislation affect the estimates.

Other key assumptions include variations in interest, delays in settlement and changes in foreign currency rates.

Sensitivities
The insurance claims provision is sensitive to the above key assumptions. Because of delays that arise between occurrence of a claim and its subsequent notification and eventual settlement, the outstanding claim provisions are not known with certainty at the reporting dates.

The Group aims to maintain strong reserves in respect of its insurance business in order to protect against adverse future claims experience and developments. As claims develop and the ultimate cost of claims becomes more certain, adverse claims experiences are eliminated which results in the release of reserves from earlier accident years. In order to maintain strong reserves, the Group transfers much of this release to current accident year reserves when the development of claims is less mature and there is much greater uncertainty attaching to the ultimate cost of claims.

Investment Risk
The investment risk represents the exposure to loss resulting from cash flows from invested assets, primarily long-term fixed rate investments, being less than the cash flows required to meet the obligations of the expected policy and contract liabilities and the necessary return on investments.

Additionally, there exists a future investment risk associated with certain policies currently in force which will have premium receipts in the future. That is, the investment of those future premium receipts may be at a yield below that required to meet future policy liabilities.

To maintain an adequate yield to match the interest necessary to support future policy liabilities, management focus is required to reinvest the proceeds of the maturing securities and to invest the future premium receipts while continuing to maintain satisfactory investment quality.

The Group's strategy is to invest primarily in high quality securities while maintaining diversification to avoid significant exposure to issuer, industry and or country concentrations. Another strategy is to produce cash flows required to meet maturing insurance liabilities. The Group invests in equities for various reasons, including diversifying its overall exposure to interest rate risk. Financial assets at FVOCI are subject to changes in fair value. Generally, insurance regulations restrict the type of assets in which an insurance company may invest.

Financial Risk Management Objectives and Policies

The main purpose of the Group's financial instruments is to raise finances for the Group's operations.

The main risks arising from the Group's financial instruments are liquidity risk, market risk, and credit risk. The BOD reviews and agrees on the policies for managing these risks, as well as approving and authorizing risk limits set by management, summarized below. There were no changes in the policies for managing these risks.

a. *Liquidity risk*
Liquidity risk is the risk that the Group will be unable to meet its payment obligations as they fall due. The Group seeks to manage its liquidity risk to be able to meet its operating cash flow requirements, finance capital expenditures and service maturing debts. As an inherent part of its liquidity risk management, the Group regularly evaluates its projected and actual cash flows. To cover its short-term and funding requirements, the Group intends to use internally generated funds and available short-term and long-term credit facilities.

The maturity groupings are based on the remaining period from the end of the reporting period to the contractual maturity date.

The tables below summarize the maturity profile of the Group Company's financial assets and liabilities as of March 31 based on contractual undiscounted payments.

	2025				
	Up to a year	**1-5 years**	**More than 5 years**	**No maturity date**	**Total**
Financial Assets					
Cash and cash equivalents	**₱5,559,408,757**	**₱–**	**₱–**	**₱–**	**₱5,559,408,757**
Receivables	**11,100,668,670**	**–**	**–**	**–**	**11,100,668,670**
Loans receivables	**1,404,700,148**	**343,161,317**	**223,300,001**	**–**	**1,971,161,466**
Equity investments at fair value through other comprehensive income (FVOCI)	**7,543,030,039**	**1,383,714,069**	**15,674,813,613**	**1,076,589,348**	**25,678,147,069**
Financial assets at fair value through profit or loss (FVPL)	**1,459,963,471**	**80,964,318**	**5,979,352,442**	**748,045,067**	**8,268,325,297**
Investment securities at amortized cost	**104,605,977**	**488,598,938**	**3,775,967,713**	**–**	**4,369,172,628**
	₱27,172,377,062	**₱2,296,438,642**	**₱25,653,433,769**	**₱1,824,634,415**	**₱56,946,883,887**
Financial Liabilities					
Accounts Payable and other current liabilities	**₱6,754,814,201**	**₱–**	**₱–**	**₱–**	**₱6,754,814,201**
Insurance contract liabilities	**44,236,676,622**	**713,163,824**	**216,315,980**	**–**	**45,166,156,426**
Loans payable	**5,904,313,000**	**–**	**–**	**–**	**5,904,313,000**
Long-term loans	**24,430,200**	**2,684,245,300**	**–**	**–**	**2,708,675,500**
Lease liabilities	**207,931,786**	**489,145,641**	**–**	**–**	**697,077,427**
Due to related parties	**162,219,100**	**–**	**–**	**–**	**162,219,100**
	₱57,290,384,909	**₱3,886,554,765**	**₱216,315,980**	**₱–**	**₱61,393,255,654**

	2024				
	Up to a year	1-5 years	More than 5 years	No maturity date	Total
Financial Assets					
Cash and cash equivalents	₱8,293,005,389	₱–	₱–	₱–	₱8,293,005,389
Receivables	10,480,865,199	528,400,411	–	–	11,009,265,610
Loans receivables	1,447,986,640	398,297,719	213,000,000	–	2,059,584,359
Equity investments at fair value through other comprehensive income (FVOCI)	3,176,893,190	1,456,775,543	15,789,784,308	5,126,689,894	25,550,142,395
Financial assets at fair value through profit or loss (FVPL)	844,927,908	139,958,238	5,903,708,519	1,014,796,075	7,903,390,740
Investment securities at amortized cost	259,524,399	288,745,548	3,831,032,192	–	4,379,302,139
	₱24,503,202,725	₱2,812,177,459	₱25,737,825,019	₱6,141,485,969	₱59,194,691,172

Financial Liabilities

Accounts Payable and other current liabilities	₱9,883,117,824	₱–	₱–	₱–	₱9,883,117,824
Insurance contract liabilities	31,956,515,864	15,747,336,991	–	–	47,703,852,855
Loans payable	5,635,000,000	–	–	–	5,635,000,000
Long-term loans	32,573,600	2,682,729,050	–	–	2,715,302,650
Lease liabilities	167,708,899	420,407,428	142,279,964	–	730,396,291
Due to related parties	148,011,591	–	–		148,011,591
	₱37,939,809,954	₱18,850,473,469	₱142,279,964	₱–	₱59,194,691,172

b. *Market risk*

Market risk is the risk of loss to future earnings, to fair values or to future cash flows that may result from changes in the price of a financial instrument. The value of a financial instrument may change as a result of changes in equity prices, foreign currency exchange rates and interest rates.

c. *Equity price risk*

The Group's equity price risk exposure at year-end relates to financial assets whose values will fluctuate as a result of changes in market prices, principally, equity securities classified as available-for-sale securities.

Quoted available-for-sale securities assets are subject to price risk due to changes in market values of instruments arising either from factors specific to individual instruments or their issuers or factors affecting all instruments traded in the market. The Group's market risk policy requires it to manage such risks by setting and monitoring objectives and constraints on investments; diversification plan; and limits on investment in each industry or sector.

The Parent Company's equity price risk exposure at year-end relates to financial assets whose values will fluctuate as a result of changes in market prices, principally, equity investments at FVOCI.

Equity investments at FVOCI are subject to price risk due to changes in market values of instruments arising either from factors specific to individual instruments or their issuers or factors affecting all instruments traded in the market.

d. *Credit risk*

The Parent Company's exposure to credit risk on its receivables relates primarily to the inability of the debtors to pay and fully settle the unpaid balance of receivables owed to the Parent Company. The Parent Company manages its credit risk in accordance with its credit risk policies which requires the evaluation of the creditworthiness of the debtors. The Parent Company's exposure to credit risk on its other receivables from debtors and related parties is managed through close account monitoring and setting limits.

Concentrations arise when a number of counterparties are engaged in similar business activities, or activities in the same geographic region, or have similar economic features that would cause their ability to meet contractual obligations to be similarly affected by changes in economic, political or other conditions. The Parent Company does not have any significant exposure to any individual customer or counterparty. With respect to credit risk arising from receivables, the Parent Company's exposure to credit risk arises from default of the counterparty, with a maximum exposure equal to the carrying amount of this financial asset.

An impairment analysis is performed at each reporting date using a provision matrix to measure ECL. The provision rates are based on days past due for various customer segments. With similar loss patterns. The calculation reflects the probability-weighted outcome, the time value of money and reasonable and supportable information that is available at the reporting date about past events, current conditions and forecasts of future economic conditions.

The table below shows the credit quality of the Group's financial assets as of December 31:

	2025				
	Neither Past Due Nor Impaired		**Past due**		
	High Grade	**Standard Grade**	**but not impaired**	**Impaired**	**Total**
Financial assets at fair value through profit or loss	**₱6,486,457,344**	**₱90,755,012**	**₱–**	**₱–**	**₱6,577,212,356**
Financial assets at fair value through other comprehensive income	**25,678,147,069**	**1,159,397,800**	**–**	**–**	**26,837,544,869**
Investment securities at amortized cost	**4,369,172,628**	**–**	**–**	**–**	**4,369,172,628**
Cash and cash equivalents	**5,557,815,885**	**1,593,700**	**–**	**–**	**5,559,409,171**
Receivables	**5,103,915,768**	**3,169,179,692**	**2,827,573,210**	**624,653,776**	**11,725,322,446**
Loans receivables	**1,911,146,202**	**60,015,264**	**–**	**11,946,016**	**1,983,107,482**
	₱49,106,654,896	**₱4,480,941,468**	**₱2,827,573,210**	**₱636,599,792**	**₱57,051,768,952**

	2024				
	Neither Past Due Nor Impaired		Past due		
	High Grade	Standard Grade	but not impaired	Impaired	Total
Financial assets at fair value through profit or loss	₱7,775,482,375	₱127,908,365	₱–	₱–	₱7,903,390,740
Financial assets at fair value through other comprehensive income	24,728,802,760	821,340,175	–	–	25,550,142,935
Investment securities at amortized cost	4,379,302,139	–	–	–	4,379,302,139
Cash and cash equivalents	8,291,525,689	–	–	–	8,293,005,389
Receivables	9,010,855,919	–	683,993,143	1,314,416,548	11,009,265,610
Loans receivables	2,022,133,315	34,302,557	–	3,148,487	2,059,584,359
	₱55,858,388,764	₱985,030,797	₱683,993,143	₱1,667,278,468	₱59,194,691,172

e. Currency Risk

Currency risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in foreign exchange rates.

f. Interest Rate Risk

Interest rate risk is the risk that the value/future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Group's fixed rate investments in particular are exposed to such risk.

The Group's market risk policy requires it to manage interest rate risk by maintaining appropriate mix of fixed and variable rate instruments. The policy also requires it to manage the maturities of interest bearing financial assets.

Financial Instruments

Due to the short-term nature of cash and cash equivalents, other receivables, accounts payable and other liabilities, loans payable, long-term loans, lease liabilities and due to related parties their carrying values approximate their fair values at reporting dates.

HOUSE OF INVESTMENTS, INC. AND SUBSIDIARIES

SUPPLEMENTARY INFORMATION AND DISCLOSURES REQUIRED ON REVISED SRC RULE 68

MARCH 31, 2025

Philippine Securities and Exchange Commission (SEC) issued the Revised Securities Regulation Code (SRC) Rule 68 which consolidates the two separate rules and labeled in the amendment as "Part I" and "Part II", respectively. It also prescribed the additional information and schedule requirements for issuers of securities to the public.

Below are the additional information and schedules required by Revised SRC Rule 68 that are relevant to the Group. This information is presented for the purpose of filing with the SEC and is not required part of the basic financial statements.

Schedule A. Financial Assets in Equity Securities

Below is the schedule of Financial Assets of the Group as of March 31, 2025.

Financial assets at fair value through profit or loss (FVTPL)	
Unquoted debt securities	6,138,973,248
Mutual funds	751,224,721
Seed capital in variable unit-linked segregated funds	536,227,212
Listed equity shares	494,416,020
Private debt securities	245,989,835
Government securities	101,494,261
Financial assets at fair value through profit or loss (FVTPL)	**8,268,325,297**
Financial assets at fair value through other comprehensive income (FVOCI)	
Quoted Equity Shares	4,210,057,362
Unquoted Equity Shares	2,042,386,721
Government debt securities	17,291,918,266
Private debt securities	2,133,784,720
Financial assets at FVOCI	**25,678,147,069**
Investment securities at amortized cost	
Government debt securities	4,108,188,650
Private debt securities	260,983,977
Investment securities at amortized cost	**4,369,172,628**

Schedule B. Amounts Receivable from Directors, Officers, Employees, Related Parties and Principal Stockholders (other than related parties)

As at March 31, 2025, the Group has no receivable above ₱1 million or 1% of the total assets, whichever is lower from directors, officers, employees, and principal stockholders (other than related parties).

Schedule C. Amounts Receivable from Related Parties which are eliminated during the Consolidation of Financial Statements

Below is the schedule of receivables with subsidiaries, which are eliminated in the consolidated financial statements as at March 31, 2025:

Name and Designation of debtor	Balance at beginning of year	Additions	Amounts collected	Amounts written-off	Balance at end of year
Honda Cars, Inc.					
Due from affiliates	-	21,317,824	(1,894,978)		19,422,845
	-	21,317,824	(1,894,978)	-	19,422,845
Landev Corporation					
Due from affiliates	1,469,703	1,209,869	(2,237,178)		442,393
Dividends receivable	32,000,000	-	-		32,000,000
	33,469,703	1,209,869	(2,237,178)	-	32,442,393
La Funeraria Paz Sucat, Inc.					
Due from affiliates	1,029,997	570,395	(768,453)		831,938
	1,029,997	570,395	(768,453)	-	831,938
Greyhounds Security and Investigation Agency Corporation					
Due from affiliates	822,125	30,774	(6,539)		846,360
Dividends receivable	-				-
	822,125	30,774	(6,539)	-	846,360
Investment Managers, Inc.					
Due from affiliates	161,142	480,793	(160,223)		481,712
Dividend receivable	6,000,000	-	-		6,000,000
	6,161,142	480,793	(160,223)	-	6,481,712
ATYC, Inc.					
Due from affiliates	3,315,883	2,631,891	(3,835,461)		2,112,312
	3,315,883	2,631,891	(3,835,461)	-	2,112,312
San Lorenzo Ruiz Investment Holdings and Services, Inc.					
Due from affiliates	3,013,079	2,080,089	(5,092,662)		506
	3,013,079	2,080,089	(5,092,662)	-	506
iPeople, inc. and subsidiaries					
Due from affiliates	5,582,309	25,602,774	(21,957,649)		9,227,434
Dividends receivable	-				-
	5,582,309	25,602,774	(21,957,649)	-	9,227,434
MICO Equities, Inc. and subsidiaries					
Due from affiliates	1,600,000	519,643	(1,773,214)		346,429
	1,600,000	519,643	(1,773,214)	-	346,429
RCBC Trust Corporation					
Due from affiliates	3,830,400	940,500	-		4,770,900
	3,830,400	940,500	-	-	4,770,900
	58,824,638	**55,384,550**	**(37,726,359)**	**-**	**76,482,829**

These receivables are non-interest bearing and are expected to be settled within the next twelve months.

Schedule D. Intangible Asset - Other Noncurrent Assets

As at March 31, 2025, the Group's intangible assets consist of goodwill and computer software. Goodwill in the Group's consolidated statements of financial position arose from the acquisition of IPO and MESI. Details of the Group's intangible assets are as follows:

Description	Balance at beginning of year	Additions at cost	Charged to cost and expenses	Other changes additions (deductions)	Balance at end of year
Goodwill	176,176,264	-	-	-	176,176,264
Intellectual property rights	447,676,000	-	-	-	447,676,000
Student relationship	2,971,048	-	(557,072)	-	2,413,976
Computer software	41,129,138	3,293,519	(2,409,390)	-	42,013,267
	667,952,450	**3,293,519**	**(2,966,462)**	**-**	**668,279,507**

Schedule E. Long-term Debt

Below is the schedule of long-term debt of the Group:

Type of Obligation	Amount	Current	Non-current
ATYC			
Peso-denominated promissory note payable on or before September 30, 2025 together with annual interest of 6.04% due every anniversary of the note starting on September 30, 2023 until the note is fully paid	2,422,967,500	-	2,422,967,500
NTC			
Peso-denominated seven (10) year term loan, payable in 28 quarterly payments starting May 2022 with interest subject to annual repricing based on higher of 5.5% or prevailing 1-year rate plus interest spread	285,708,000	24,430,200	261,277,800
	2,708,675,500	**24,430,200**	**2,684,245,300**

Schedule F. Indebtedness to Related Parties (Long-term Loans from Related Companies)

As at March 31, 2025, the Group has Peso-denominated promissory note with a related party amounting to ₱2.4 billion that is payable on or before September 30, 2025 together with the annual interest of 6.04% due every anniversary of the note starting September 30, 2023 until the note is fully paid.

Schedule G. Guarantees of Securities of Other Issuers

There are no guarantees of securities of other issuing entities by the Group as at March 31, 2025.

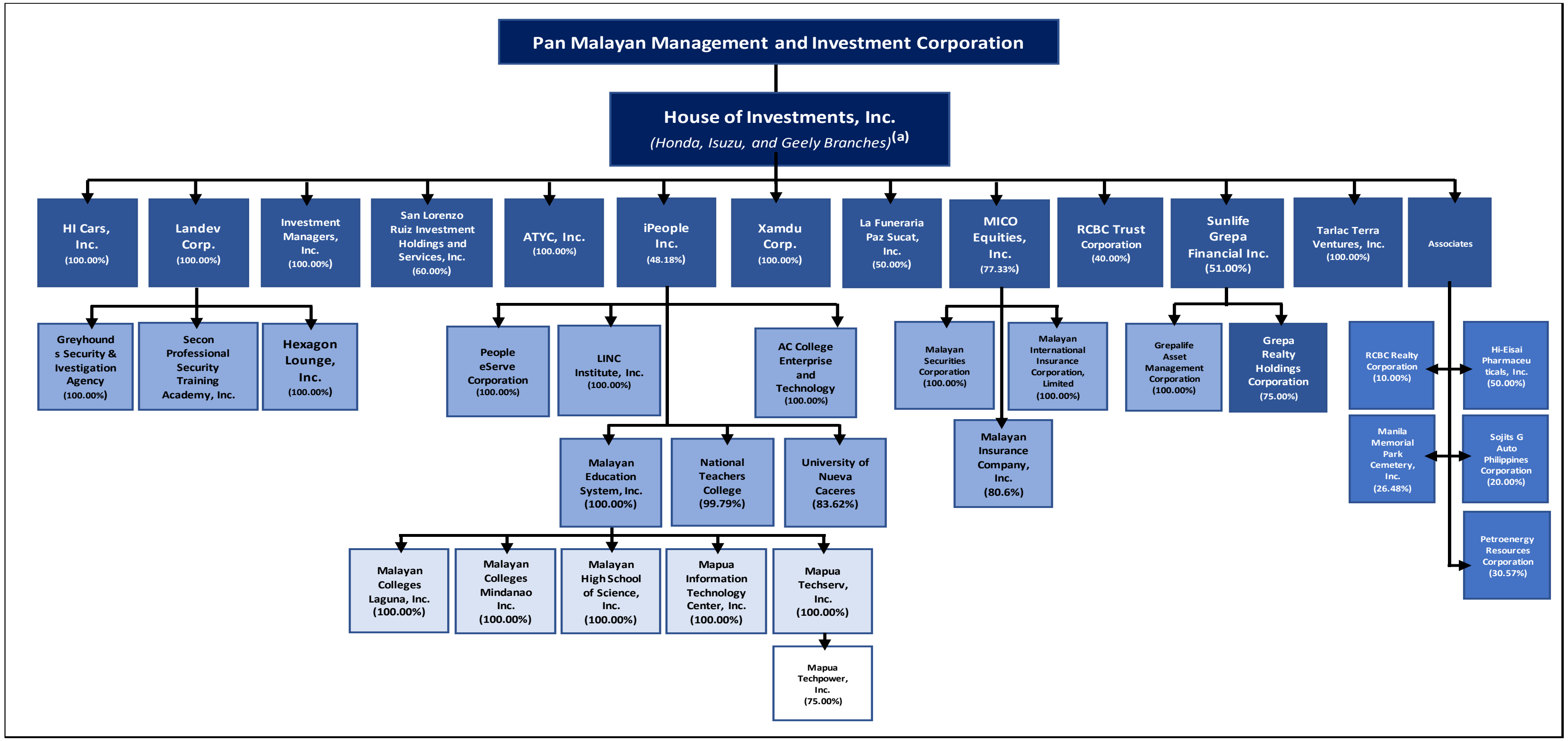
Schedule H. Capital Stock

Title of issue	Number of shares authorized	Number of shares issued and outstanding as shown under related statement of financial position caption	Number of shares held by related parties	Directors, Officers and Employees	Others
Common shares	1,470,000,000	1,469,302,230	1,267,492,501	2,853,400	198,956,329
Preferred shares	2,500,000,000	–	–	–	–

HOUSE OF INVESTMENTS, INC. AND SUBSIDIARIES
MAP OF RELATIONSHIPS OF THE COMPANIES WITHIN THE GROUP

Group Structure

Below is a map showing the relationship between and among the Group and its ultimate parent company, subsidiaries, and associates as of March 31, 2025:



(a) Effective July 1, 2024, those dealerships had been consolidated to HI Cars, Inc.

HOUSE OF INVESTMENTS, INC. AND SUBSIDIARIES

AGING OF ACCOUNTS RECEIVABLE
FOR THE QUARTER ENDED MARCH 31, 2025

		No. of days due		
	Total	**0 - 30 days**	**31 - 60 days**	**over 60 days**
Insurance	**₱8,457,091,375**	5,277,669,732	143,353,227	3,036,068,416
Education	**1,634,096,268**	1,019,762,000	27,699,000	586,635,268
Automotive	**531,431,029**	195,656,000	74,727,000	261,048,029
Other services	**361,581,088**	225,645,613	6,129,036	129,806,440
Other receivables	**741,122,686**	462,499,528	12,562,514	266,060,644
Total	**11,725,322,446**	7,181,232,873	264,470,777	4,279,618,796
Less: Allowance for doubtful accounts	**(624,653,776)**	(11,594,000)	-	(613,059,776)
	₱11,100,668,670	₱7,169,638,873	₱264,470,777	₱3,666,559,021

SIGNATURES

Pursuant to the requirements of Section 17 of the Code and Section 141 of the Corporation Code, this report is signed on behalf of the issuer by the undersigned, thereunto duly authorized, in the City of Makati on MAY 14 2025, 2025.

By:

[redacted]
LORENZO V. TAN
President & CEO

[redacted]
MARIA TERESA T. BAUTISTA
FVP –Controller

[redacted]
GEMA O. CHENG
EVP- COO, CFO & Treasurer

[redacted]
ATTY. SAMUEL V. TORRES
Corporate Secretary

MAY 14 2025

SUBSCRIBED AND SWORN to before me this _____ day of _________ 2025 affiant(s) exhibiting to me his/their Residence Certificates, as follows:

NAMES	DOCUMENT NO.	DATE OF ISSUE	PLACE OF ISSUE
Lorenzo V. Tan	[redacted]	[redacted]	[redacted]
Gema O. Cheng	[redacted]	[redacted]	[redacted]
Maria Teresa T. Bautista	[redacted]	[redacted]	[redacted]
Atty. Samuel V. Torres	[redacted]	[redacted]	[redacted]

Notary Public

ATTY. JOSELINO N. SUCION CPA
NOTARY PUBLIC FOR MAKATI CITY
UNTIL DECEMBER 31, 2025
U-203 CARREON BLDG.
2746 ZENAIDA ST., POBLACION, MAKATI CITY
IBP NO. 495649/01/02/2025
PTR NO. 10465757/01/02/2025
MCLE COMPLIANCE NO. VIII-0015677/04-14-2028
ROLL NO. 60799
APPOINTMENT NO. M-012

Doc. No. 034
Page No. 67
Book No. 70
Series of 2025.